

For Lease

Surrey Central Business Park










7445, 7455, 7565 & 7595 132 Street and 7485 130 Street, Surrey, BC



Josh Sookero*, Principal
604 647 5091
josh.sookero@avisonyoung.com
**Josh Sookero Personal Real Estate Corporation*

Nicolas Bilodeau, Senior Vice President
604 647 1336
nicolas.bilodeau@avisonyoung.com

Features

-  Tenant lounge
-  Outdoor seating areas
-  Common meeting rooms
-  Bus stop directly adjacent to Park
-  Large fitness facility with change rooms
-  On-site restaurant
-  On-site management & security
-  Daycare
-  Ample parking

Parking rates

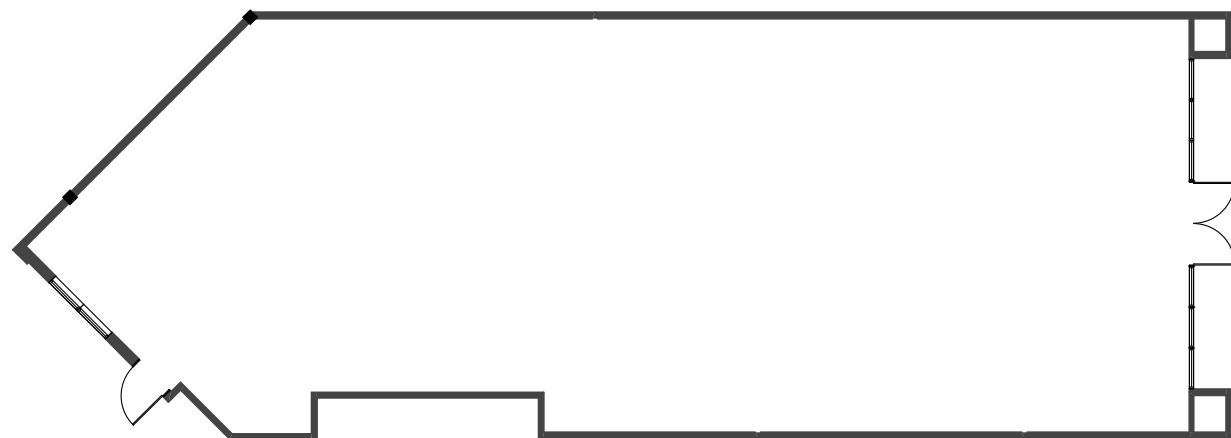
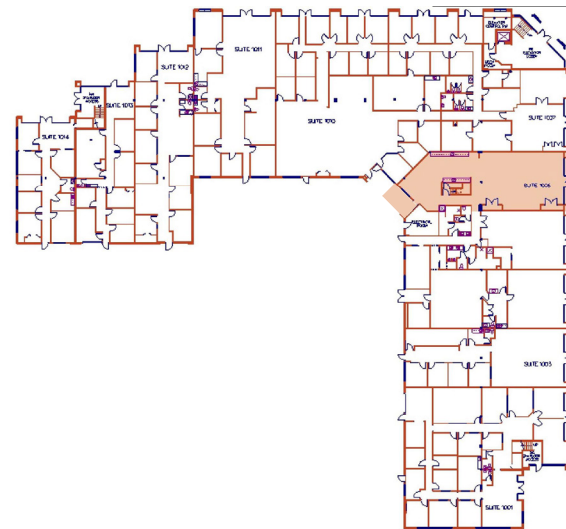
Parking at no charge for 1.5 stalls per 1,000 sf leased with stalls above ratio charged at:

Random surface - \$85
Reserved surface - \$155
Reserved gated (B5) - \$190
Unreserved gated (B5) - \$175



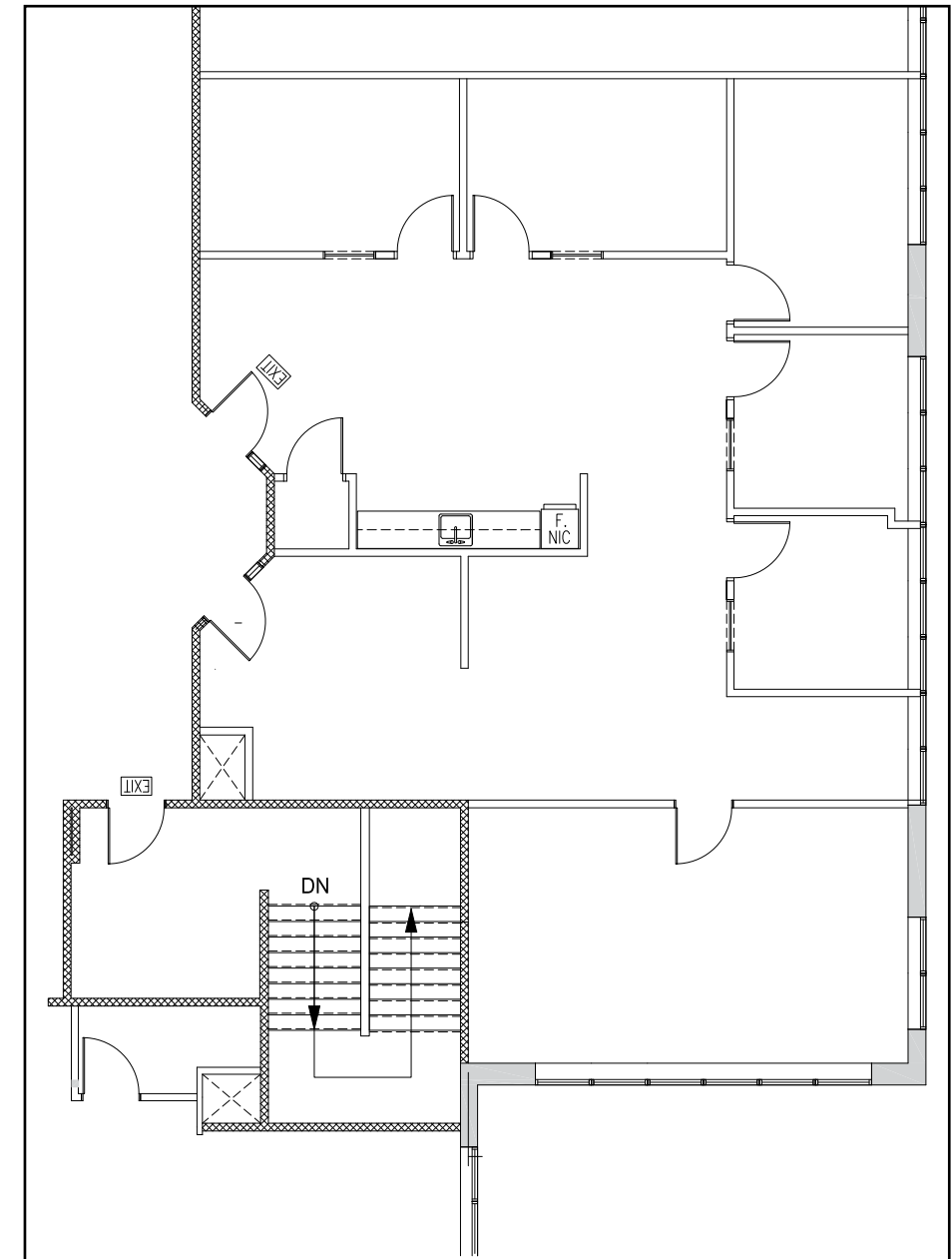
BUILDING 1
7445 | **132ND STREET**
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
1006	3,036 sf	Immediately	\$13.74 psf	Warm shell space with high ceilings



BUILDING 1
7445 | **132ND STREET**
 SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
2005	2,124 sf	Immediately	\$17.02 psf	Large boardroom, five offices and kitchenette



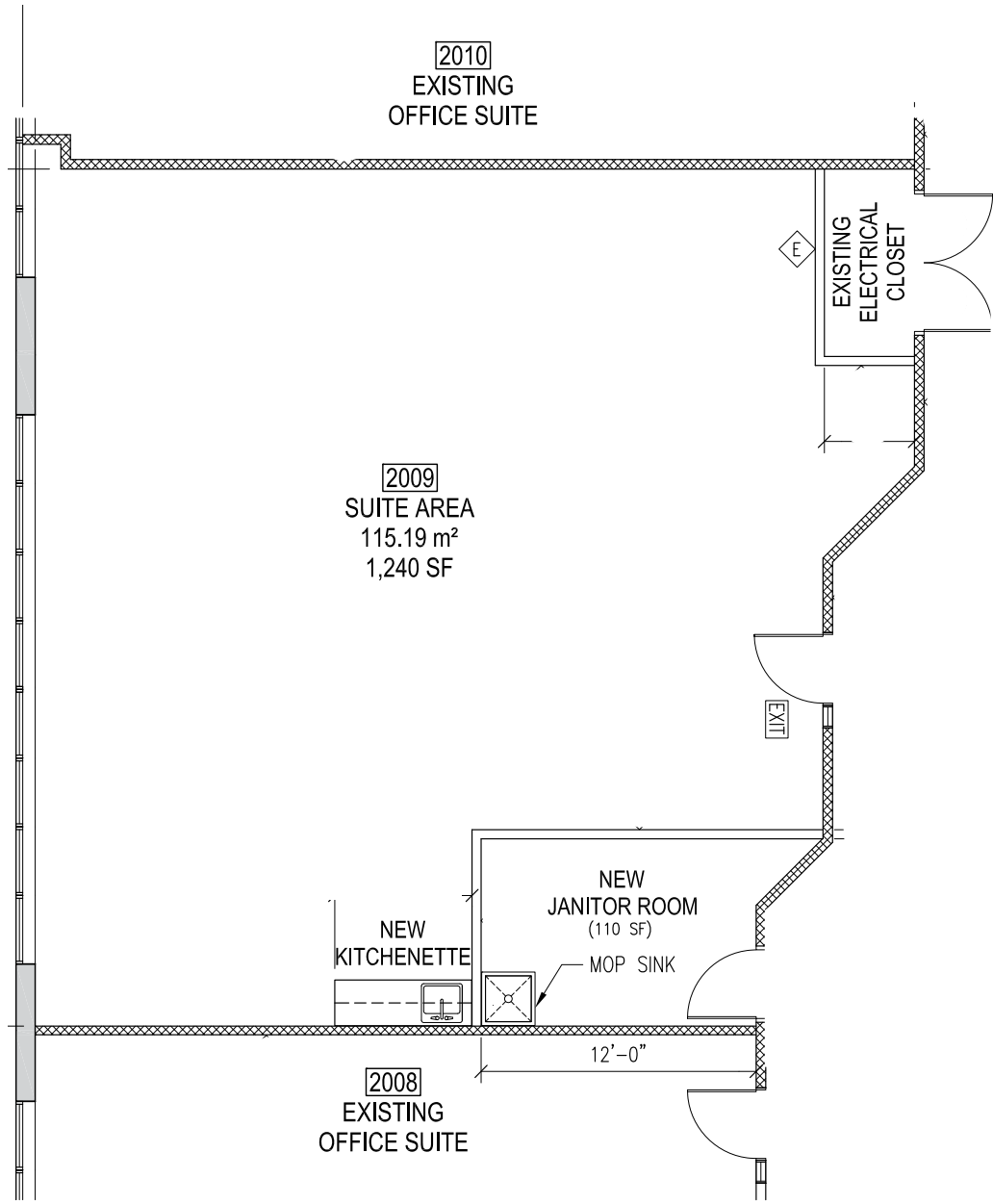
BUILDING 1

7445

132ND STREET
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
-------	------	-----------	--------------------------------	---------------------------

2009	1,438 sf	July 1, 2025	\$17.02 psf	
------	----------	--------------	-------------	--



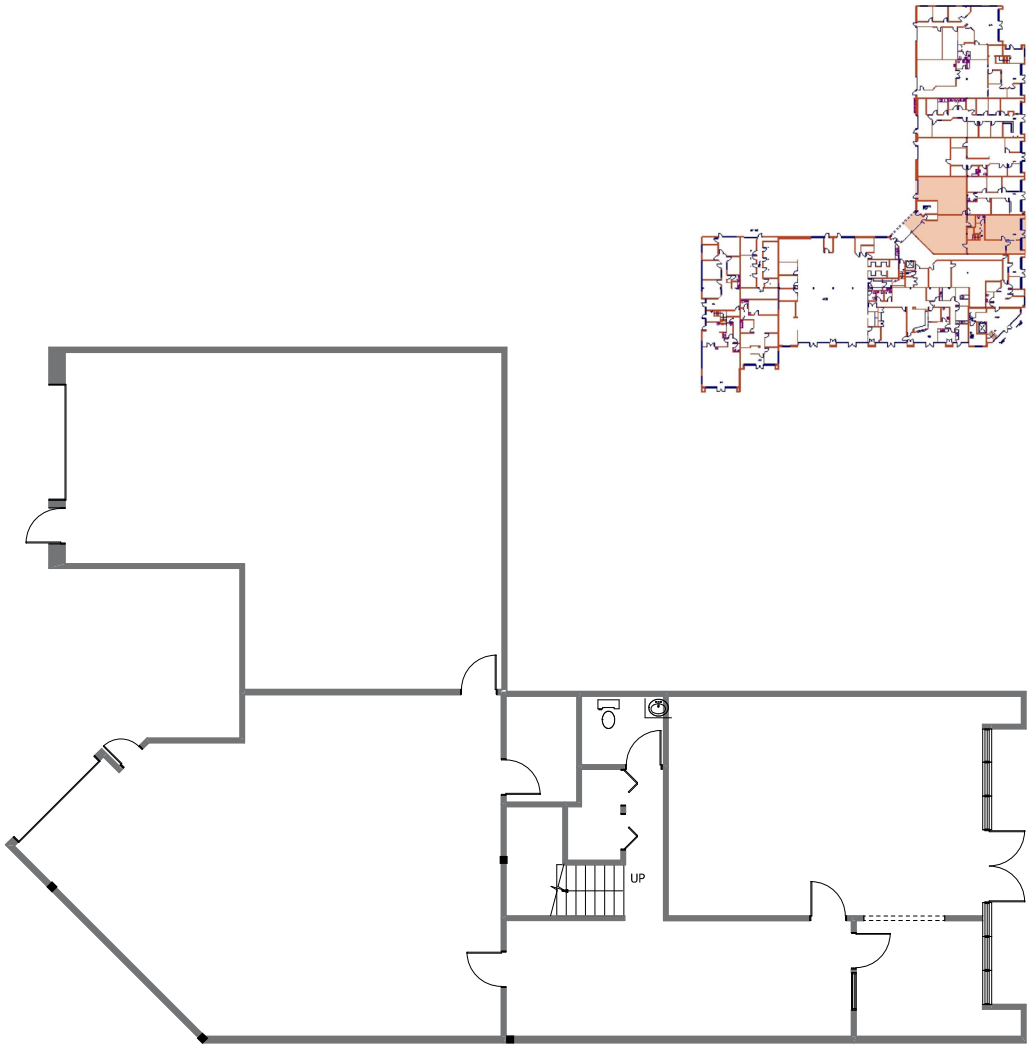
BUILDING 2

7495

132ND STREET
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
-------	------	-----------	--------------------------------	---------------------------

1006	4,045 sf	Immediately	\$13.86 psf	Premises features street access and has an internal staircase connecting first and second floor. Consists of 7 offices, 3 large training/boardrooms, open area, reception and private bathroom. Note, contiguous with unit 2003 for a total of 7,552 sf.
------	----------	-------------	-------------	--





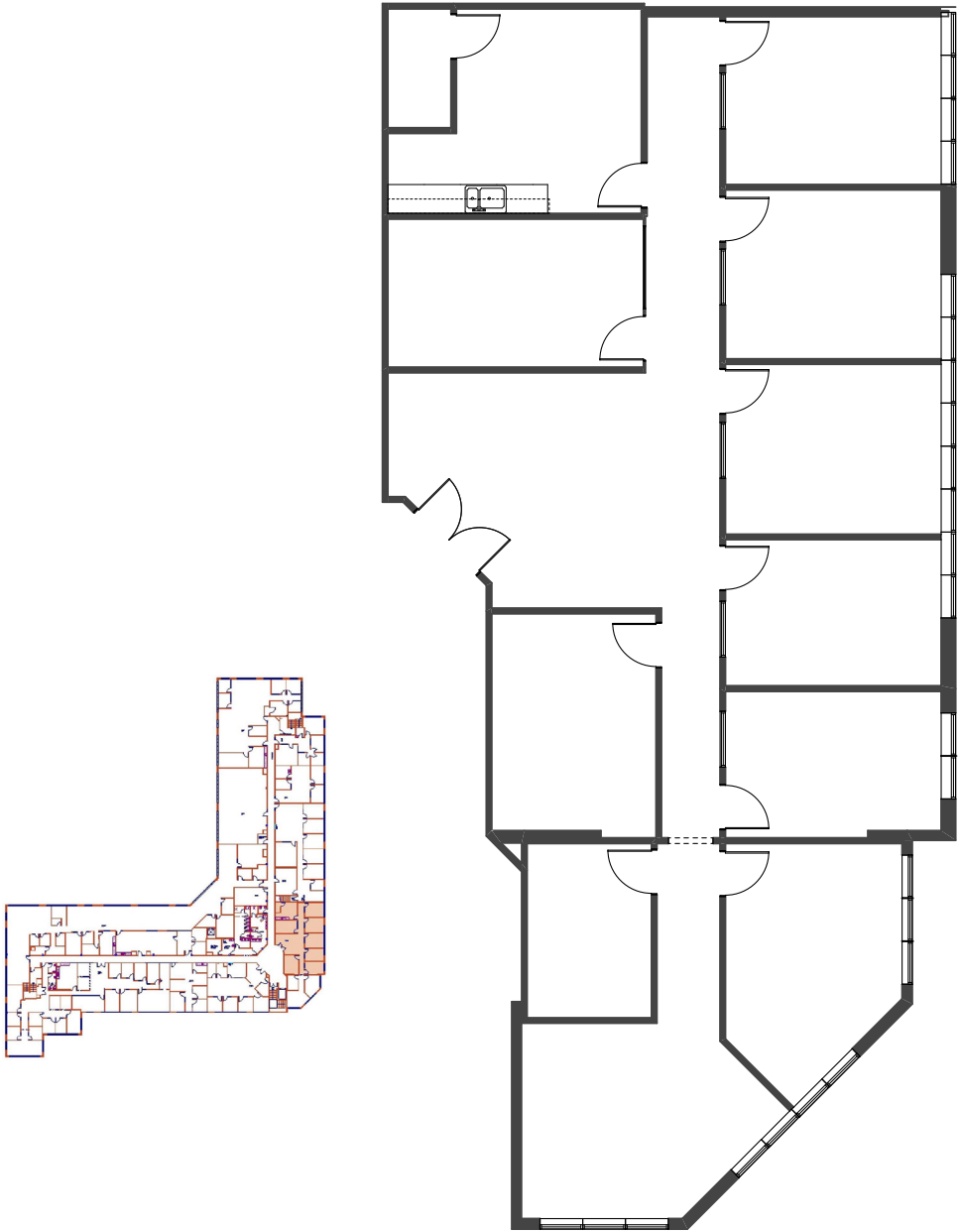
BUILDING 2

7495

132ND STREET
SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
-------	------	-----------	-----------------------------------	---------------------------

2001	3,080 sf	Immediately	\$17.44 psf	Premises consists of improved office space
------	----------	-------------	-------------	--





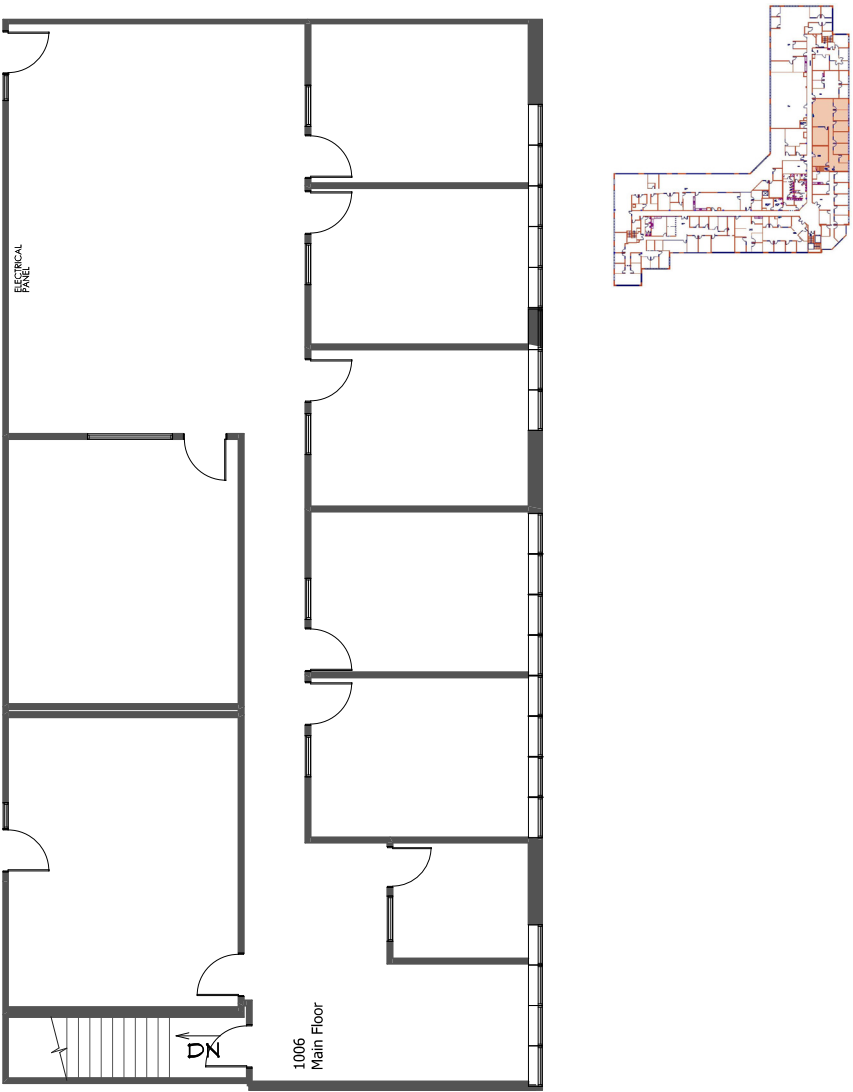
BUILDING 2

7495

132ND STREET
SURREY, BC

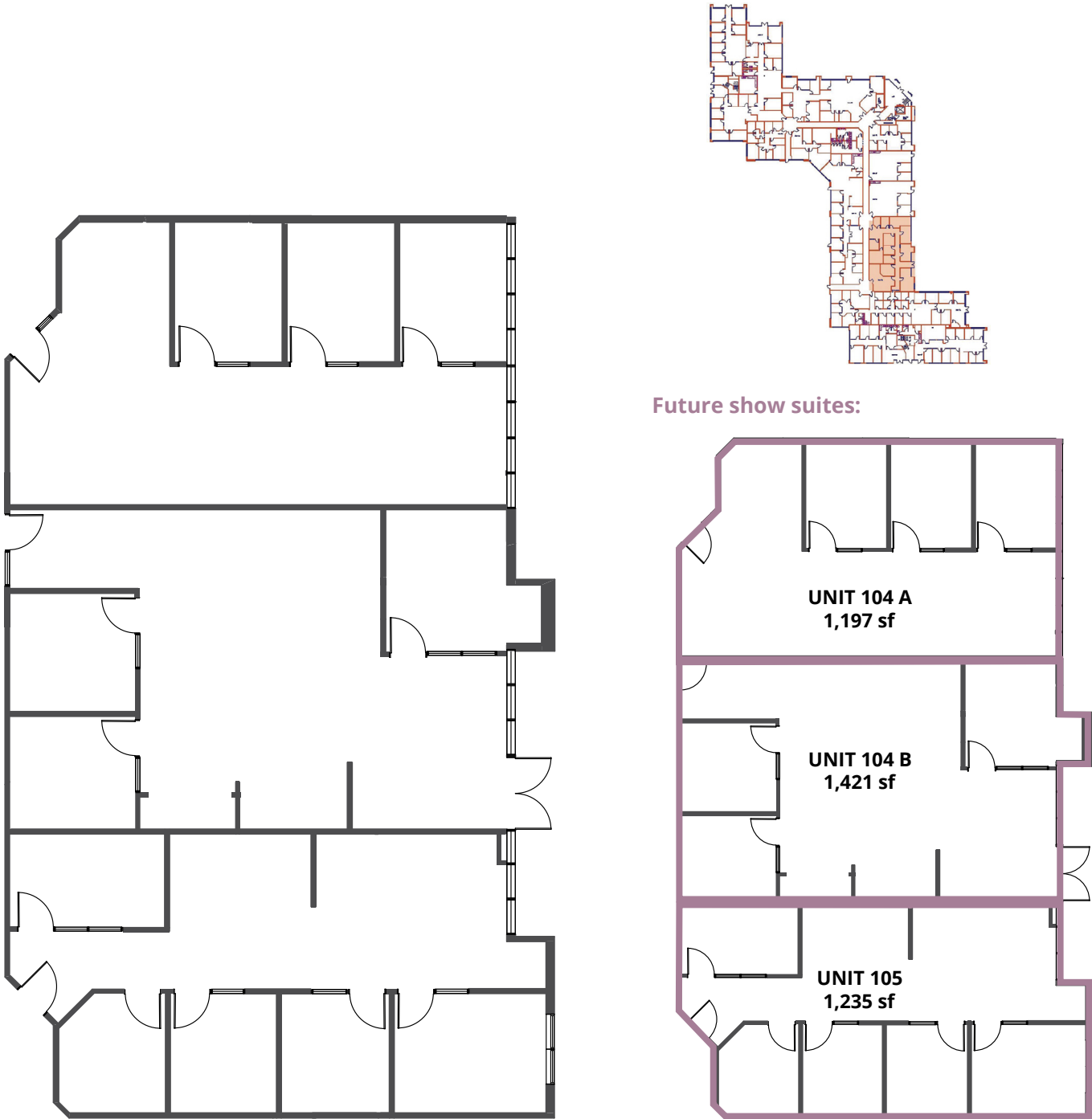
SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
-------	------	-----------	-----------------------------------	---------------------------

2003	3,507 sf	Immediately	\$17.44 psf	Premises features an internal staircase connecting first and second floor. Consists of 7 offices, 3 large training/boardrooms, open area, reception and private bathroom. Note, contiguous with unit 1006 for a total of 7,552 sf.
------	----------	-------------	-------------	--



SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
-------	------	-----------	-----------------------------------	---------------------------

104	3,814 sf	Immediately	\$16.05 psf	Existing improvements in place
-----	----------	-------------	-------------	--------------------------------

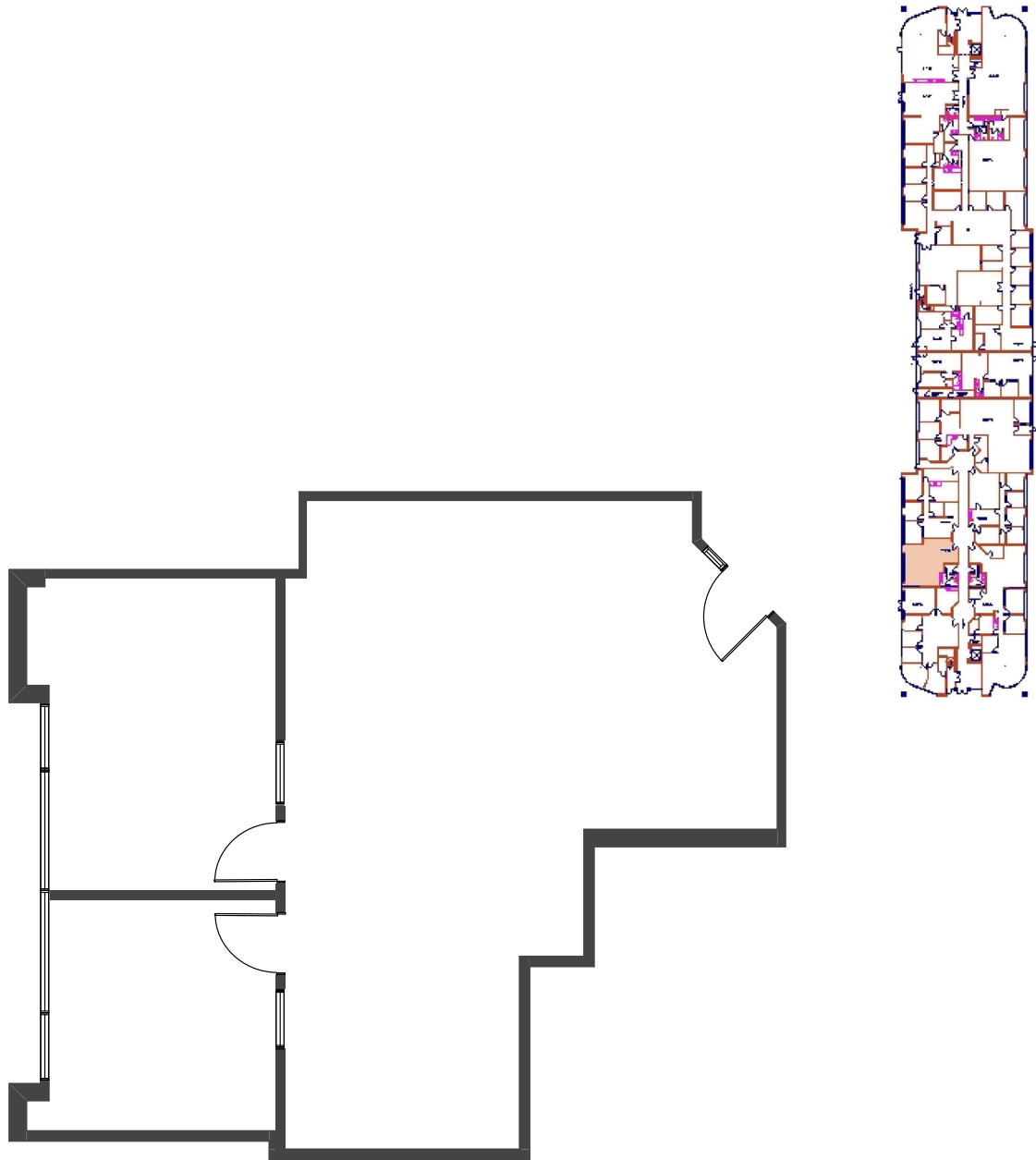


SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
-------	------	-----------	-----------------------------------	---------------------------

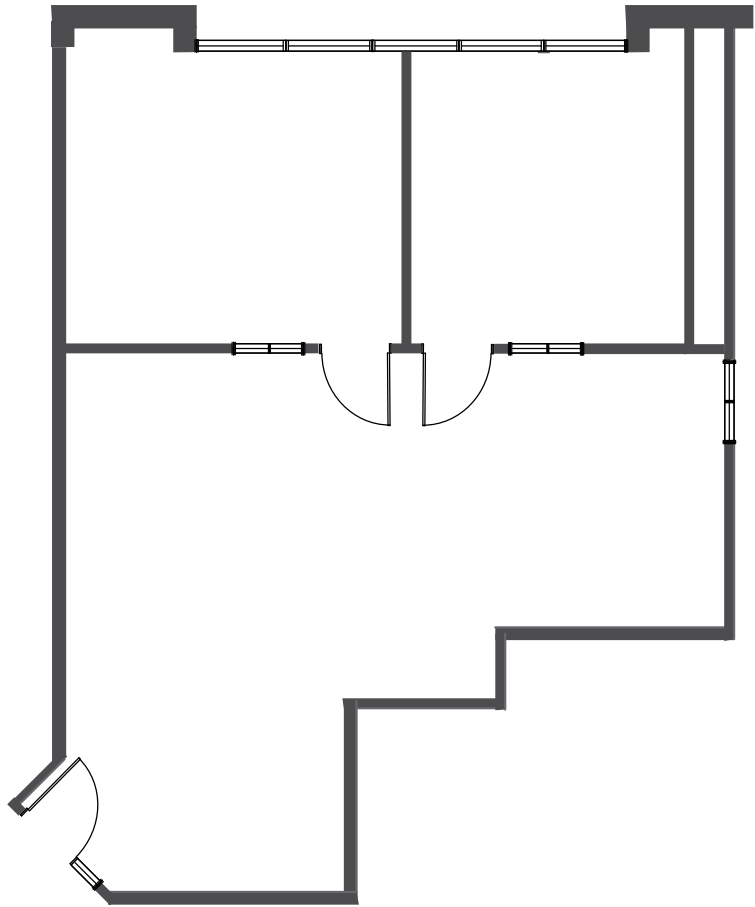
106	5,512 sf	Immediately	\$16.05 psf	Open area shell with open ceiling and lights
-----	----------	-------------	-------------	--



SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
103	1,017 sf	Immediately	16.86 psf	Existing improved open area.



SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
111	984 sf	Immediately	16.86 psf	





BUILDING 5

7485

132ND STREET

SURREY, BC

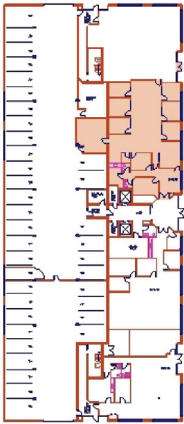
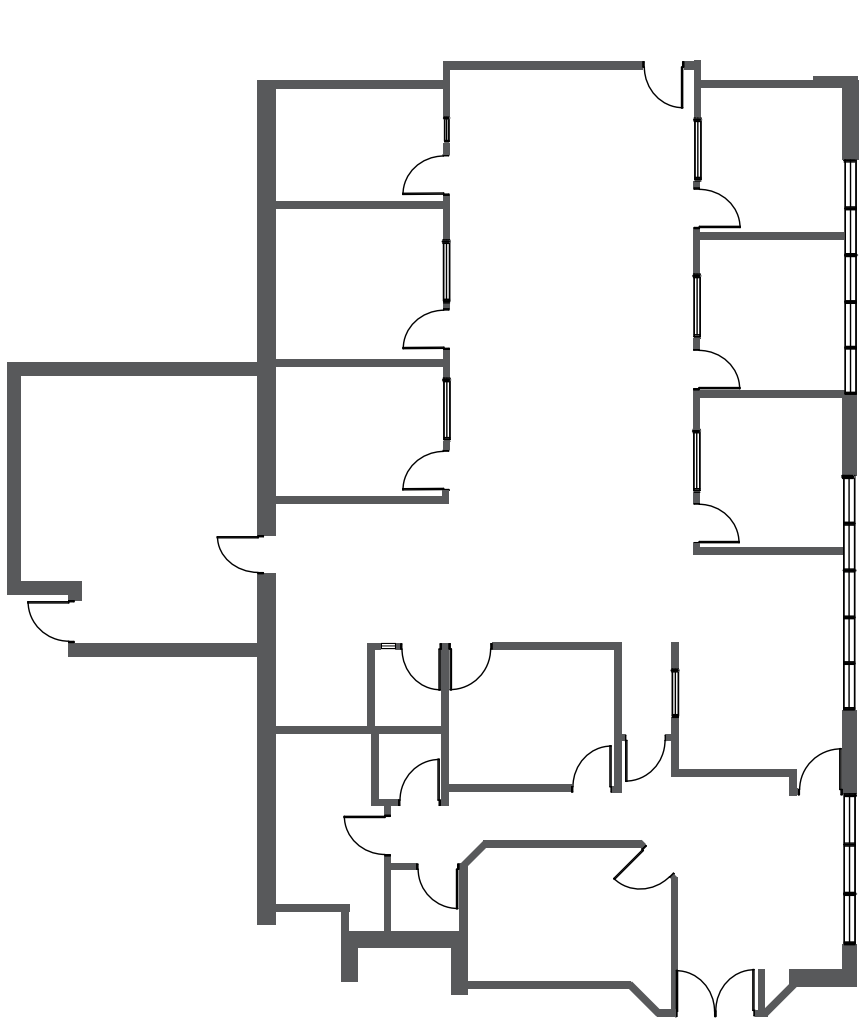
SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
-------	------	-----------	-----------------------------------	---------------------------

102

3,909 sf

Immediately

16.32 psf





BUILDING 5

7485

132ND STREET

SURREY, BC

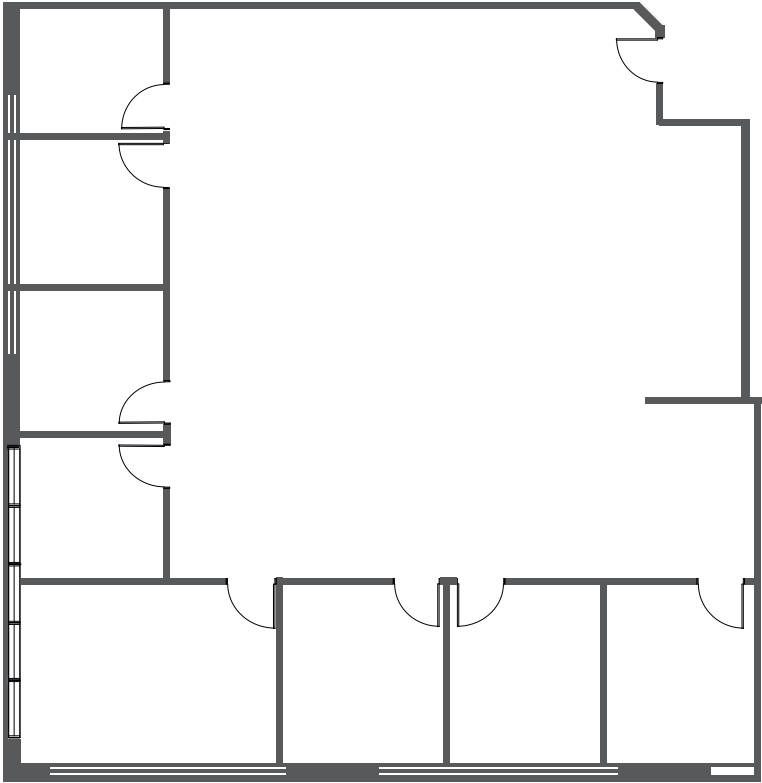
SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
-------	------	-----------	-----------------------------------	---------------------------

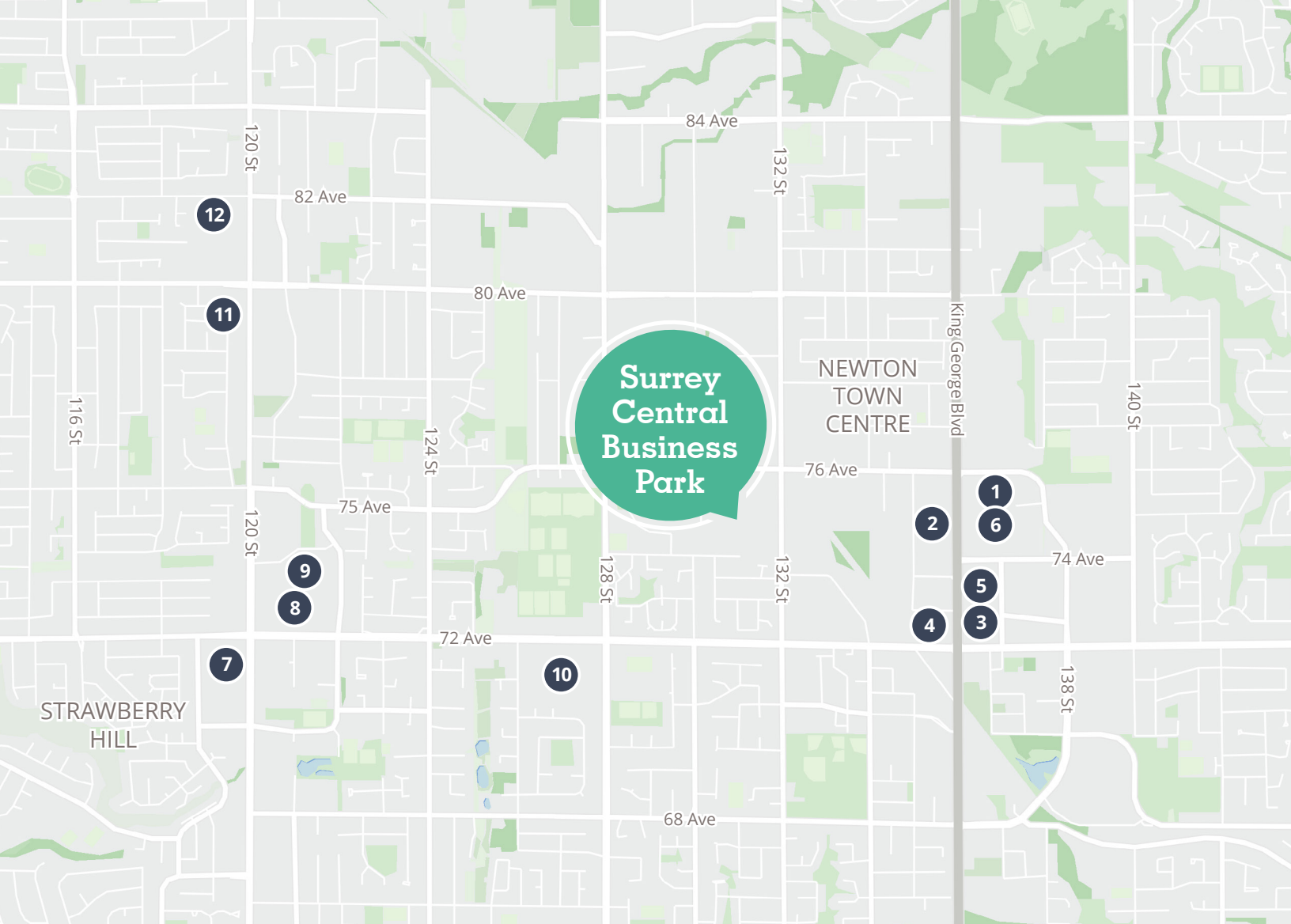
250

3,012 sf

Immediately

16.32 psf





Nearby amenities

- | | | |
|---------------------------------|------------------------------------|-------------------------------------|
| 1. King's Cross Shopping Centre | 5. A&W Canada | 9. The Home Depot |
| 2. Costco Wholesale | 6. Real Canadian Superstore | 10. Kwantlen Polytechnic University |
| 3. Tim Hortons | 7. Walmart Supercentre | 11. Cactus Club Cafe |
| 4. McDonald's | 8. Strawberry Hill Shopping Centre | 12. Real Canadian Superstore |

Please contact us for more information

Josh Sookero*, Principal
 604 647 5091
josh.sookero@avisonyoung.com
**Josh Sookero Personal Real Estate Corporation*

Nicolas Bilodeau, Senior Vice President
 604 647 1336
nicolas.bilodeau@avisonyoung.com

**AVISON
YOUNG**



#2900-1055 West Georgia Street
 P.O. Box 11109 Royal Centre
 Vancouver, BC V6E 3P3, Canada

avisonyoung.com

© 2025 Avison Young. All rights reserved. E. & O.E.:
 The information contained herein was obtained from
 sources that we deem reliable and, while thought to be
 correct, is not guaranteed by Avison Young Commercial
 Real Estate Services, LP ("Avison Young")