

# For Sale

**CBRE**

## Premium Full Floor Strata Office Unit

Approved for Education Uses



In the Heart of The Health and Technology District

# City Centre 2

9639 137A Street  
Surrey, BC







## Owner-Occupier Opportunity


This beautifully appointed full floor strata unit is located on one of Surrey's most sought-after commercial areas, the Health and Technology District. Located within City Centre, this vibrant district area boasts a full range of services and food amenities. It is two blocks to Surrey Memorial Hospital and just a twelve-minute walk from SkyTrain Stations.


With approximately 11,619 square feet of interior space and a further 7,677 square feet of private outdoor deck, this unit offers an ideal location for occupiers seeking something special/unique in the City core.


### Features


- 


20 private parking stalls, plenty of visitor parking
- 


12 Minutes to King George + Future Green Timbers Station
- 


Building loading bay
- 


Food + service amenities nearby
- 


7,677 SF Outside deck
- 


Education Use approved
- 

High end aluminum + glass office fronts
- 

High end acoustic ceilings + 360 views
- 

Assembly-ready space
- 

Full floor occupier opportunity
- 

Modern LED lighting
- 

Dedicated end of trip facilities, gym, storage unit



### Property Details

Area	11,619 SF
Outdoor Deck	7,677 SF
Availability	Immediate occupancy
Zoning	Approved for Educational and Office Uses (4th Floor)*
PID	030-423-961
Property Taxes	\$86,750.10 (Approx.)
Strata Fees	\$4,925/Month

*\*Only floor zoned for Education Uses in City Centre.*



## Highlights

- + Modular and movable wall system, aluminum floor to ceiling glass steelcase wall system
- + Kitchen and café area
- + Large meeting rooms and well-appointed offices
- + Accordion folding solid and wall glass movable wall system in the premises
- + Private phone rooms
- + Assembly areas
- + Multiple outdoor deck areas
- + Quality architectural finishes
- + Accessible washrooms and wide corridors
- + Assembly-ready and zoned accordingly for large gatherings, education, and extended operating hours allowable



**A** Multiple Outdoor Deck Areas



**B** Accordion Wall System



**C** Glass Steelcase Wall System



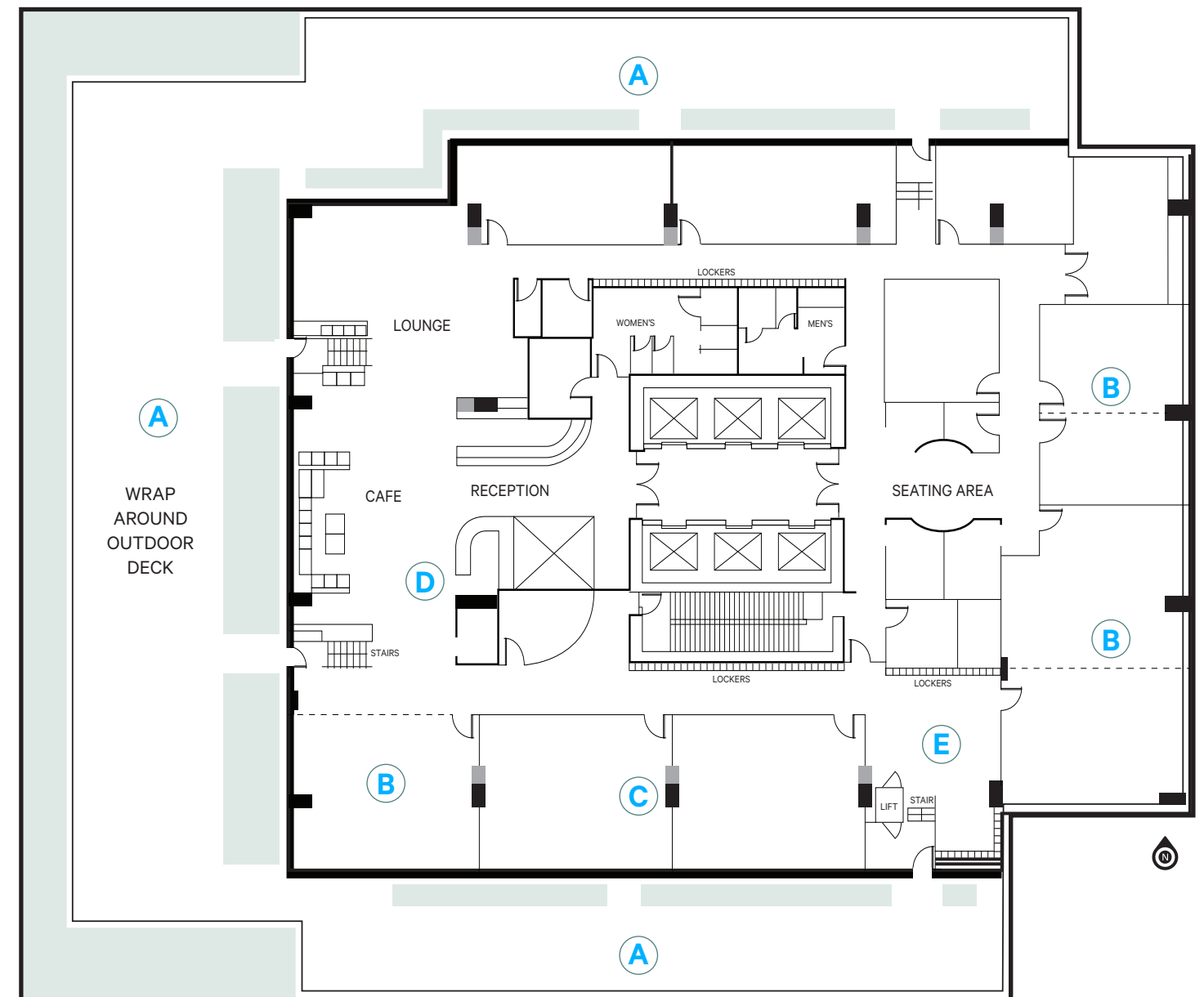
**D** Kitchen + Cafe Area



**E** Assembly-ready



**F** Quality Architectural Details



Floor plan not to scale



## City Centre 2

Premium Full Floor Strata Office Unit

# The Neighbourhood

## In Good Company

Located in the vibrant and rapidly growing city of Surrey, BC, City Centre 2 stands as a beacon of modernity and convenience. This premier office building offers unparalleled accessibility to transit, making your commute convenient and efficient.

### + Prime Location

Situated in one of BC's fastest-growing cities, City Centre 2 is at the epicenter of a dynamic community poised for exponential growth.

### + Scarcity of Office Space

With limited office space available in the area, City Centre 2 offers a rare opportunity for businesses to establish a presence in this sought-after location.

### + Future UBC Medical Campus

The highly anticipated arrival of the new UBC medical campus will further position the area as a leading medical, technology, and education hub.

### + Adjacent Developments

City Centre 4 is set to include a premier hotel, adding to the area's attraction and providing additional amenities for business and leisure.

### + Next Wave of Innovation

Be part of the next wave of development and innovation in Surrey, where cutting-edge advancements and opportunities abound.

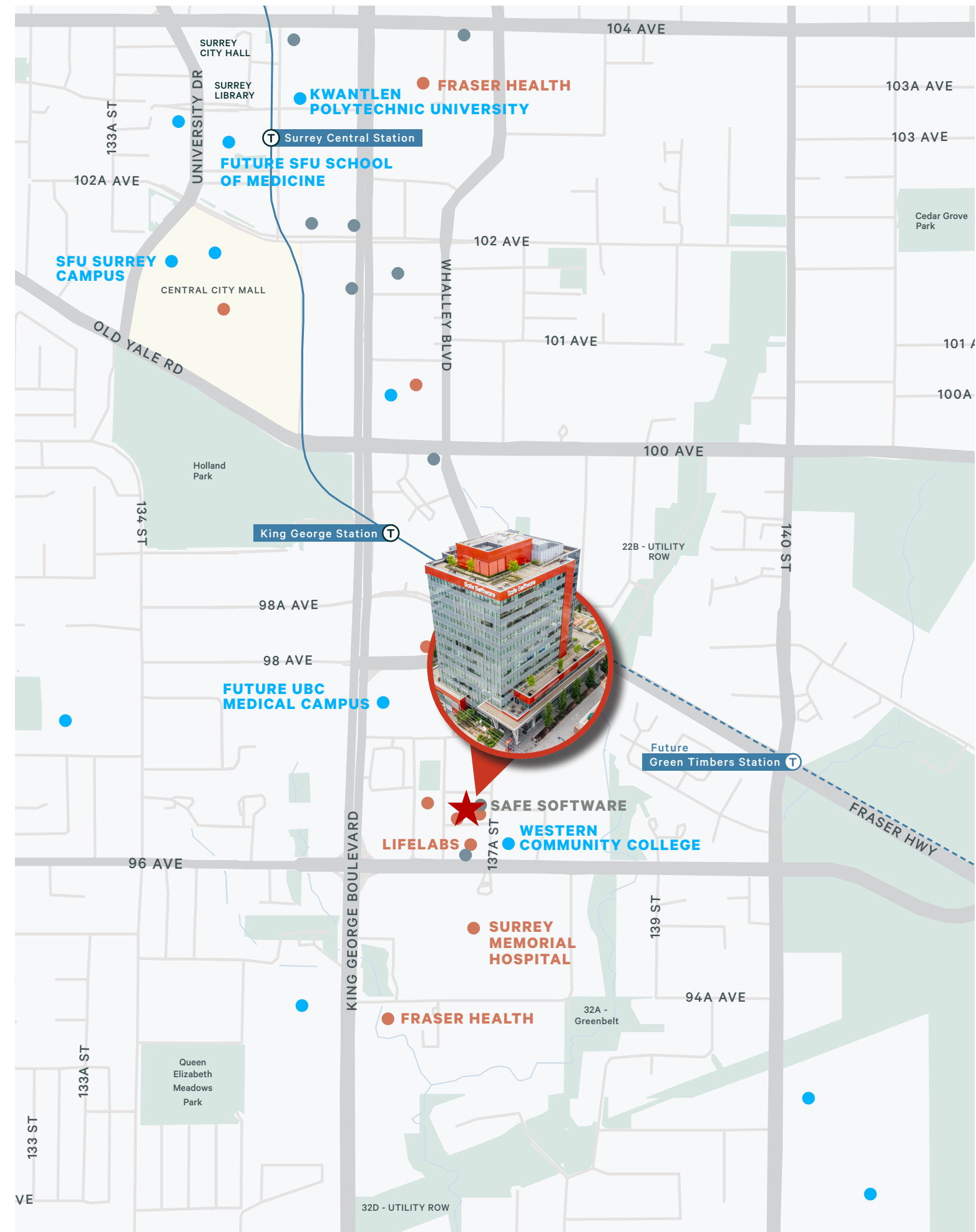
### + Proximity to Surrey Memorial Hospital

Located next to one of BC's premier hospitals, Surrey Memorial, City Centre 2 offers unparalleled access to top-tier medical facilities.

### + In Good Company

Be part of this elite group of educators and the future of higher education; UBC Medical Campus and Western Community College. One SkyTrain station away includes SFU and Kwantlen Polytechnic University. The future of Education.

● Food ● Education ● Healthcare ● Bank







## Contact Agents

**Perry Gorgounis**

Personal Real Estate Corporation  
Associate Vice President  
Commercial Sales & Leasing  
+1 604 662 5133  
[perry.gorgounis@cbre.com](mailto:perry.gorgounis@cbre.com)

**Maureen Mounzer**

Personal Real Estate Corporation  
Vice President  
Commercial Sales & Leasing  
+1 604 669 1466  
[maureen.mounzer@cbre.com](mailto:maureen.mounzer@cbre.com)



CBRE Limited

1021 West Hastings Street #2500, Vancouver, BC [www.cbre.ca](http://www.cbre.ca)

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, Envirionics Analytics, Microsoft Bing, Google Earth.