

LAST UNIT
AVAILABLE

BELVEDERE



— 9675 King George Boulevard | Surrey, BC —

NAI Commercial

NAI Commercial
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**SQUARE
NINE**
DEVELOPMENTS INC



BELVEDERE SURREY CITY CENTRE

Belvedere offers an exceptional commercial leasing opportunity in Surrey's rapidly growing City Centre, featuring five versatile retail units in shell condition within a comprehensive mixed-use development. Developed by Square Nine, renowned for building distinctive properties with a commitment to design excellence, quality, and lasting value, Belvedere exemplifies dedication to creating spaces that benefit both homeowners and businesses. Situated along the high-exposure King George Boulevard, less than 500 meters from King George Station, this prime location is designed for convenience and transit accessibility. Ready for tenant improvements immediately, the remaining 2,378 SF of ground floor commercial space provides an ideal environment for businesses to thrive, supported by the influx of new residents, an expanding workforce, and proximity to key amenities like Central City Shopping Centre, SFU Surrey Campus, and Surrey Memorial Hospital. Partnering with top industry professionals, Square Nine ensures quality workmanship and professional spaces.

HIGHLIGHTS



High-exposure
King George
Boulevard



Less than
500 meters to King
George SkyTrain



Close to Central
City Shopping
Centre

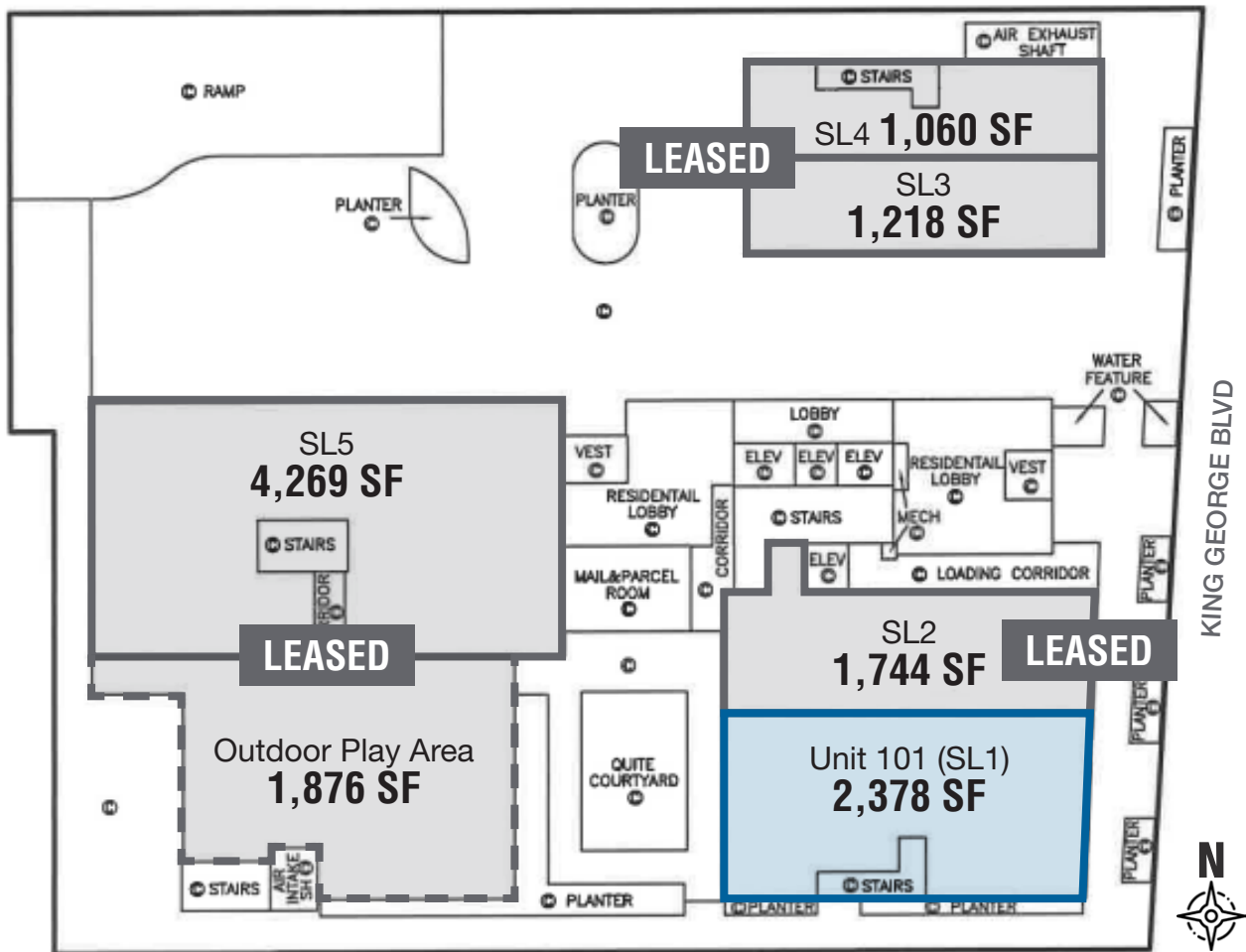


CD zoning
supporting mixed-
use functionality



Designated as
Surrey's future
downtown core

FOR LEASE | COMMERCIAL RETAIL UNITS



AVAILABILITY AND LEASE DETAILS

9675 KING GEORGE BOULEVARD, SURREY, BC

Available Area
Unit 101 (SL1): 2,378 SF

Occupancy
Immediate

Lease Rate
Contact agents

Operating Costs & Taxes
\$15.00/SF (est.) subject to final adjustments

Parking
3 stalls per strata lot
Additional 3 parking stalls are reserved for Handicapped use

Unit 101, with its expansive 2,378 SF, is perfect for businesses that require substantial space and high visibility. The large windows provide ample natural light, creating an inviting atmosphere for customers.

Possible Tenant Profiles:

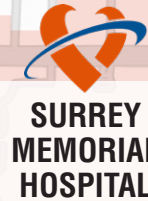
- ▶ Neighbourhood Grocery Store
- ▶ Community Fitness Center
- ▶ Café and Bakery
- ▶ Home Goods Store



KEY AMENITIES WITHIN WALKING DISTANCE

- ▶ Walmart Supercentre
- ▶ Shoppers Drug Mart
- ▶ T&T Supermarket
- ▶ Surrey Memorial Hospital
- ▶ Holland Park
- ▶ Simon Fraser University (SFU) Surrey Campus
- ▶ Save-On-Foods
- ▶ Starbucks
- ▶ Brown's Socialhouse
- ▶ Boston Pizza
- ▶ Jollibee
- ▶ Ruex Cafe and Bar
- ▶ Kinton Ramen
- ▶ Tim Hortons
- ▶ A&W

BELVEDERE



**SURREY
MEMORIAL
HOSPITAL**

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