



NAICommercial

FOR LEASE
Brand New Office Spaces
at City Centre 4

659 SF – 738 SF

9686 137th Street | Surrey, BC

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**COMMISSION INCENTIVES FOR DEALS
FINALIZED BEFORE FEBRUARY 16, 2026**

City Centre 4

9686 137th Street
Surrey, BC

Opportunity

City Centre 4 is the latest and largest phase yet of Surrey City Centre's Health & Technology DISTRICT which currently totals over 1/2 million SF of AAA office and retail space. Existing companies include a large number of professional, health, academic and technology based organizations and professionals that are focused on innovation and BC's emerging technology economy. This rapidly growing, high-profile community is home to a network of researchers, entrepreneurs, multinational and start-up companies, and some of the most advanced digital health, wellness, technology, and clinical service organizations.

Located in the vibrant Health & Technology District and immediately adjacent to one of Canada's busiest hospitals, your business has a unique opportunity to become part of this rapidly growing innovation ecosystem which will soon total over 850,000 SF.

Available Suites

Suite #	Parking	Lease Term	Size
709	1 stall	10 years	659 SF
1409	1 stall	5 years	659 SF
1503	2 stalls	5 years	738 SF

Property Details

Zoning

[CD - Comprehensive Development](#)
(Bylaw 20650)

Base Rate

Contact Listing Brokers

Additional Rent (2025 est.)

\$18.00/SF

Lease Term

5 or 10 years

Parking Price

\$100/month per stall

Estimated Completion

Q4 2025

Occupancy

October 1, 2025

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KEY FEATURES

- ▶ **State-of-the-art amenities** including end-of-trip and fitness facilities
- ▶ **Common rooftop terrace** with panoramic views
- ▶ Numerous **retail outlets and restaurants** within the complex
- ▶ **6-minute walk to King George SkyTrain Station**
- ▶ **LEED GOLD certification** (pending)
- ▶ **WiredScore Certified** for superior digital connectivity

Floor Plans

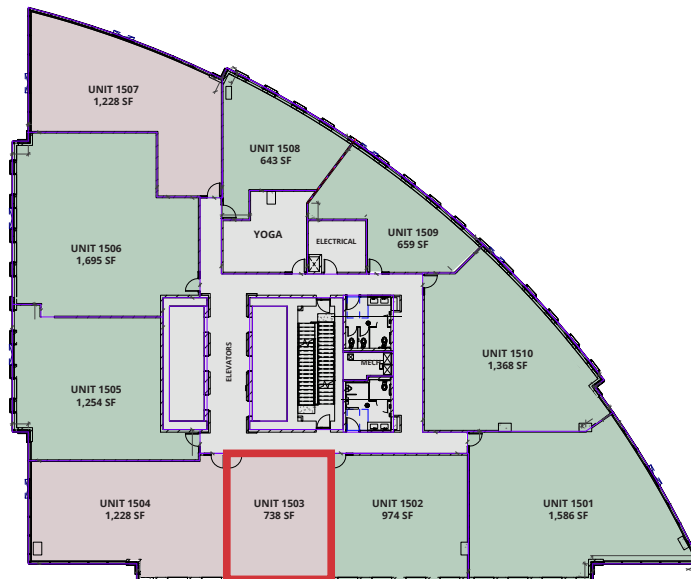
7th Floor



14th Floor



15th Floor



SURREY CENTRAL

CENTRAL CITY

SFU

OLD YALE RD



HOLLAND PARK

KING GEORGE

98 AVE

CITY CENTRE

4

FRASER HWY

96 AVE

KING GEORGE BLVD

SURREY
MEMORIAL
HOSPITAL

SCHOOLS

- ▶ Simon Fraser University
- ▶ Future UBC Campus
- ▶ Kwantlen Polytechnic University
- ▶ Queen Elizabeth Secondary School
- ▶ Sprott Shaw College Surrey

RESTAURANTS AND CAFÉS

- ▶ Browns Socialhouse
- ▶ Mucho Burrito
- ▶ Combine Café & Bar
- ▶ Ruex Café and Bar
- ▶ Waffle House Diner
- ▶ Trees Organic Coffee
- ▶ Nemesis Coffee
- ▶ Boston Pizza
- ▶ White Spot

SHOPPING

- ▶ Save-On-Foods
- ▶ Central City
- ▶ Walmart
- ▶ T&T Supermarket
- ▶ King George Shopping Centre



AREA

- ▶ King George SkyTrain Station



AMENITIES

- ▶ Surrey Memorial Hospital
- ▶ Queen Elizabeth Meadows Park
- ▶ High Point Animal Hospital
- ▶ Club16
- ▶ Holland Park



77

VERY WALKABLE



82

EXCELLENT TRANSIT



70

VERY BIKEABLE

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