



- ▶ **Owner User Opportunity with Income**
- ▶ **Existing Tenants are Provincial Government Agencies**
- ▶ **High Exposure Corner Location**
- ▶ **Excellent On-Site Parking**

Opportunity

To occupy or lease 4,600 SF of ground level office space in a freestanding 24,233 SF two-storey office building. The vacant unit on the ground level has large windows and is fully improved. The remaining 19,827 SF is leased to B.C. Government agencies.

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FOR SALE | OFFICE BUILDING

9180 KING GEORGE BOULEVARD

SURREY, BC

Legal Address

LOT 1, PLAN LMP2172, SECTION 33, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT

PID

017-537-240

Zoning

CD – (Bylaw 11165) permits a wide range of non-medical office and institutional uses.

Lot Size

0.73 acres

Total Building Size

25,437 SF

Year Built

1994

Construction Type

Structural steel and reinforced concrete

Parking

67 secured underground plus 9 visitor stalls

Assessed Value

\$10,596 (2025)

NOI

\$528,171 (February 2026)

Asking Price

\$11,580,000

Location

The subject property is located in the Green Timbers area of North Surrey, just south of Surrey City Centre. Situated on the southeast corner of 92 Avenue and the King George Boulevard, the property offers all-directional access/egress. Surrey Memorial Hospital is just two blocks north, and there are transit stops a half block north and south of the building with bus service running every 10 minutes.

The one vacant space is a former provincial ministry office with high quality improvements and a secure reception area. The space features bright offices with big windows, a board room and lunch room with a kitchenette. The property also features a large outdoor area for breaks on sunny days. There is ample secured parking for staff and at grade visitor parking.



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