

FOR SALE | OFFICE BUILDING  
**9180 KING GEORGE BOULEVARD**  
SURREY, BC



- ▶ **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.

**Sean Ogilvie**

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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)

#### Net Income

\$520,539 (December 2025)

#### Asking Price

\$12,800,000

#### 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 subject 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 free parking for staff and at grade visitor parking.



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