

FOR LEASE | OFFICE
#101 - 9180 KING GEORGE BOULEVARD
SURREY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ 4,606 SF Fully Improved Office Space
- ▶ Corner Unit with Patio
- ▶ Ample Staff and Visitor Parking

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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.

Features

- ▶ Ground floor unit with large windows
- ▶ Fully improved turnkey space
- ▶ High quality improvements
- ▶ 17 secured staff parking stalls
- ▶ One bus to the King George LRT Station
- ▶ All directional access/egress



Zoning

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

Available Area

4,606 SF

Basic Lease Rate

\$24.00 PSF per annum

Taxes & Operating Costs

\$14.60 (2026 estimate)

Availability

February 2026

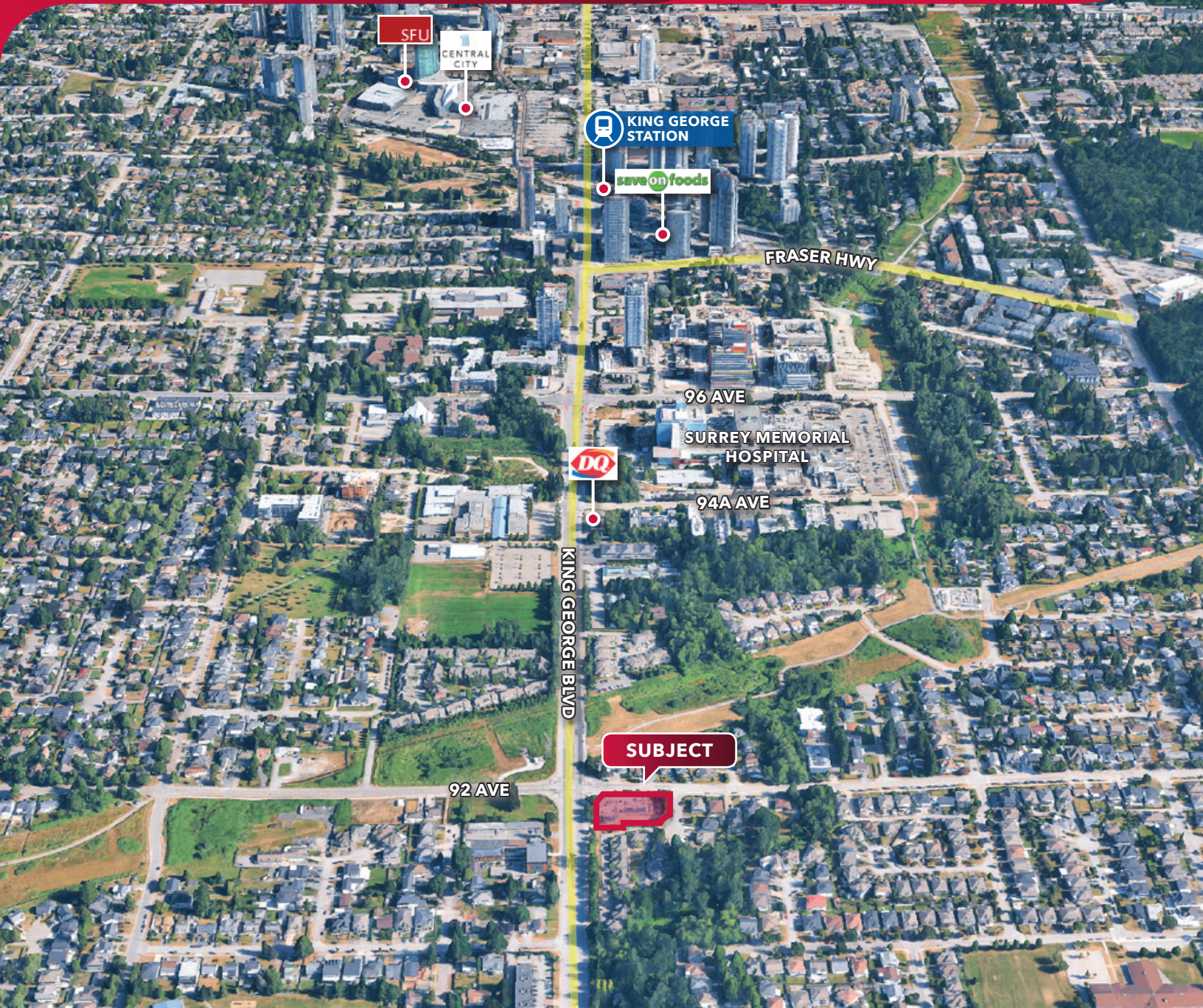


Floor Plan



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