





For Lease

Surrey Central Business Park

7445, 7455, 7565 & 7595 132 Street and 7485 130 Street, Surrey, BC



Features



Tenant lounge



Outdoor seating areas



Common meeting rooms



Bus stop directly adjacent to Park



Large fitness facility with change rooms



On-site restaurant



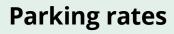
On-site management & security



Daycare

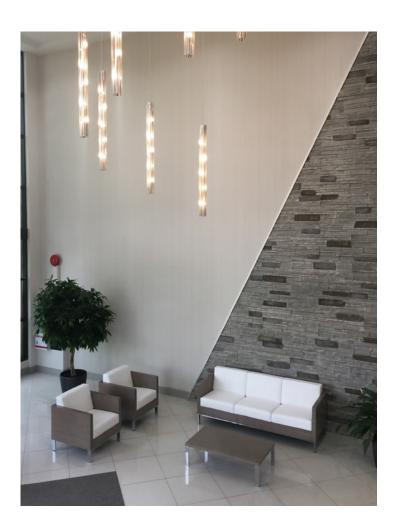


Ample parking



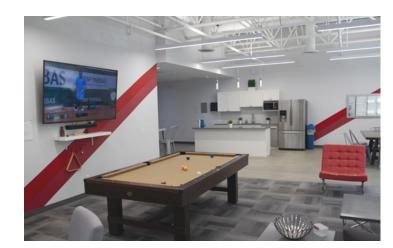
Parking at no charge for 1.5 stalls per 1,000 sf leased with stalls above ratio charged at:

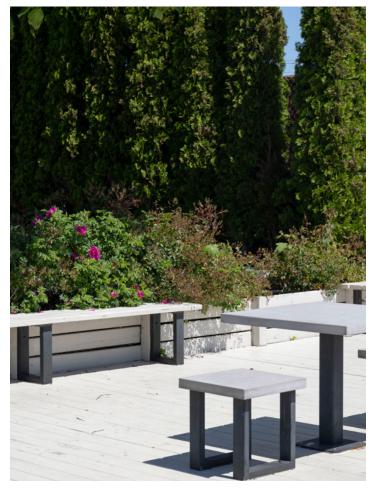
Random surface - \$85 Reserved surface - \$155 Reserved gated (B5) - \$190 Unreserved gated (B5) - \$175







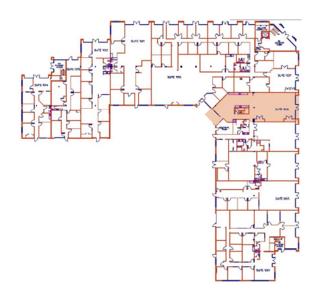


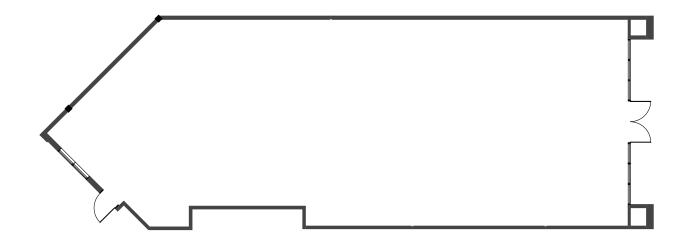






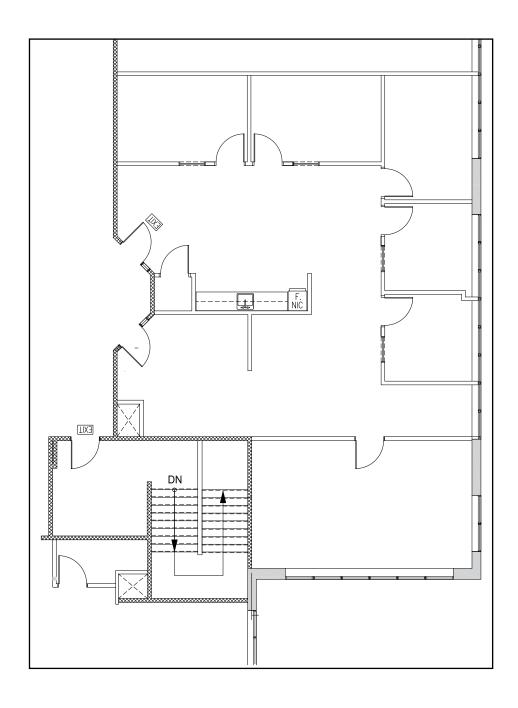
SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
1006	3,036 sf	Immediately	\$13.74 psf	Warm shell space with high ceilings





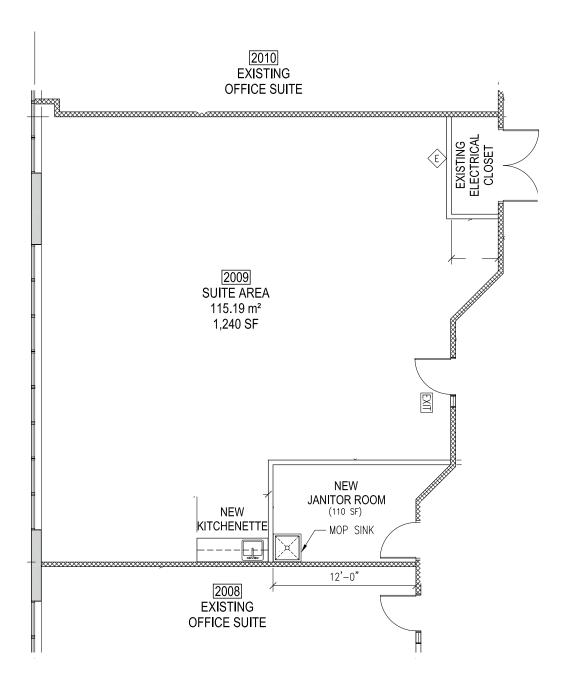


SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
2005	2.124 sf	Immediately	\$17.02 psf	Large boardroom, five offices and kitchenette



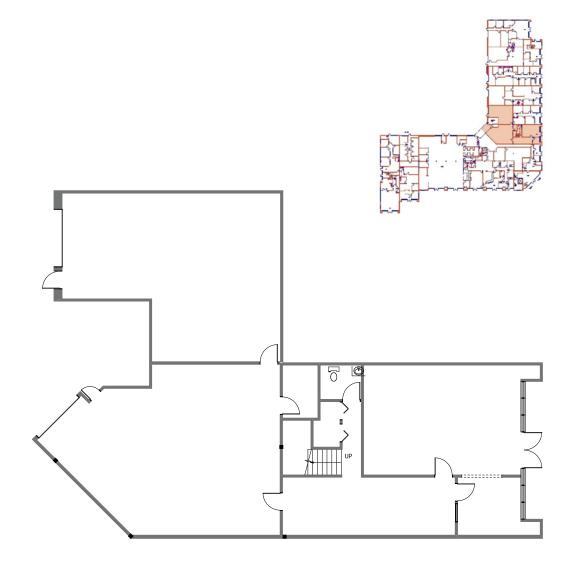


SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
2009	1.438 sf	July 1 2025	\$17.02 psf	



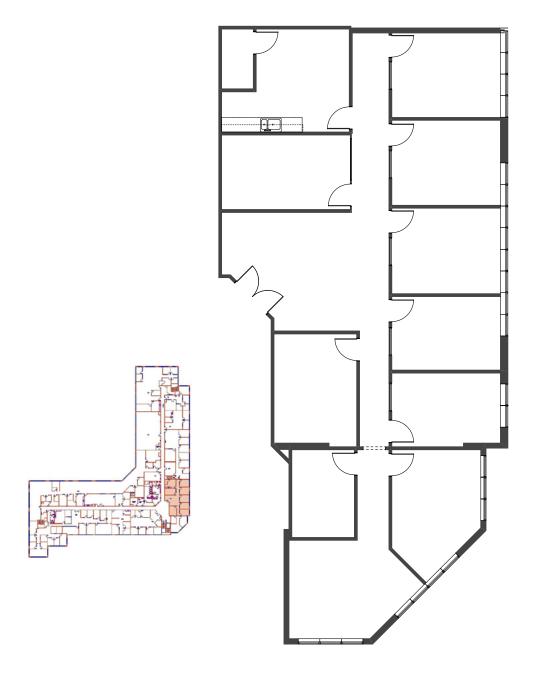
7495 | 132ND STREET SURREY, BC

SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
1006	4,045 sf	Immediately	\$13.86 psf	Premises features street access and has an internal staircase connecting first and second floor. Consists of 7 offices, 3 large training/boardrooms, open area, reception and private bathroom. Note, contiguous with unit 2003 for a total of 7,552 sf.



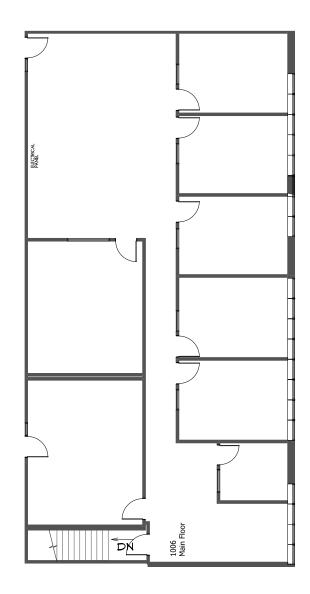


SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
2001	3,080 sf	Immediately	\$17.44 psf	Premises consists of improved office space





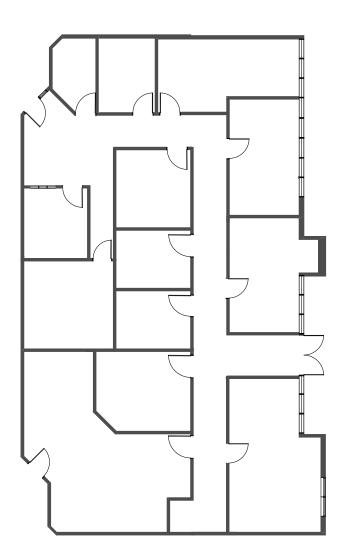
SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
2003	3,507 sf	Immediately	\$17.44 psf	Premises features an internal staircase connecting fist and second floor. Consists of 7 offices, 3 large training/boardrooms, open area, reception and private bathroom. Note, contiguous with unit 1006 for a total of 7,552 sf.





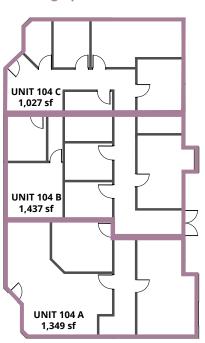


SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS	
104	3,814 sf	Immediately	\$16.05 psf	Existing improvements in place	



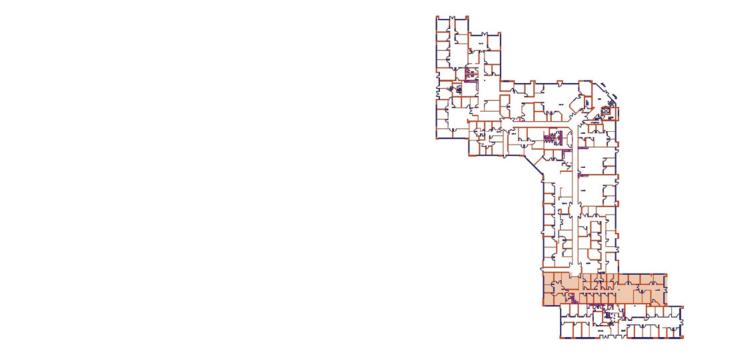


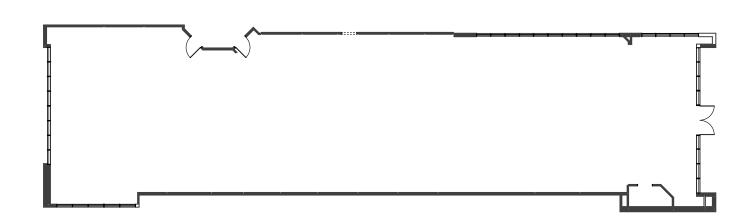
Demising Options:



7565 | 132ND STREET SURREY, BC

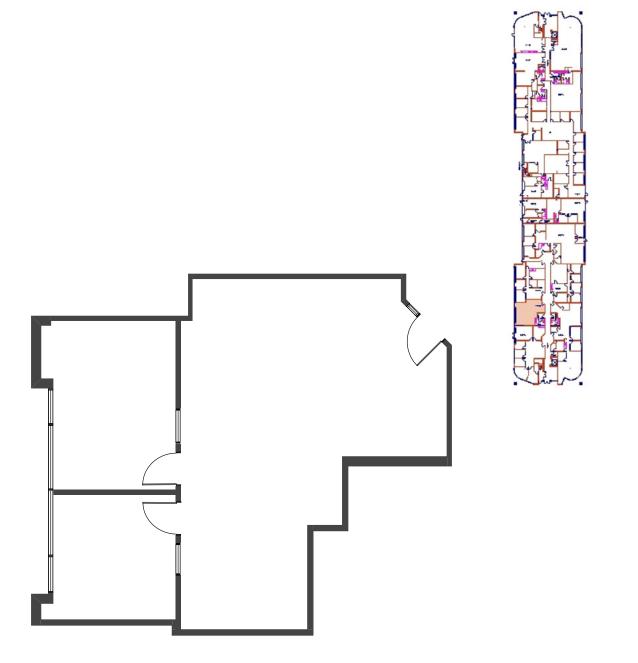
SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
106	5,512 sf	Immediately	\$16.05 psf	Open area shell with open ceiling and lights





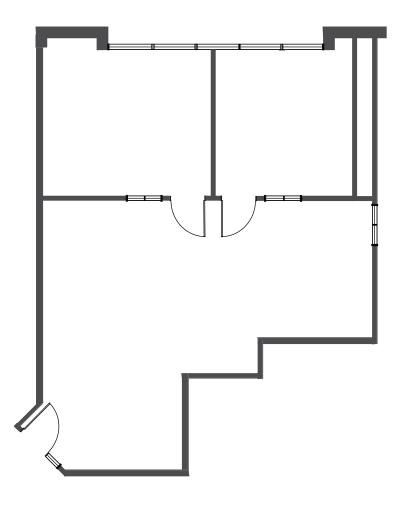


SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
103	1.017 sf	Immediately	16.86 psf	Existing improved open area.



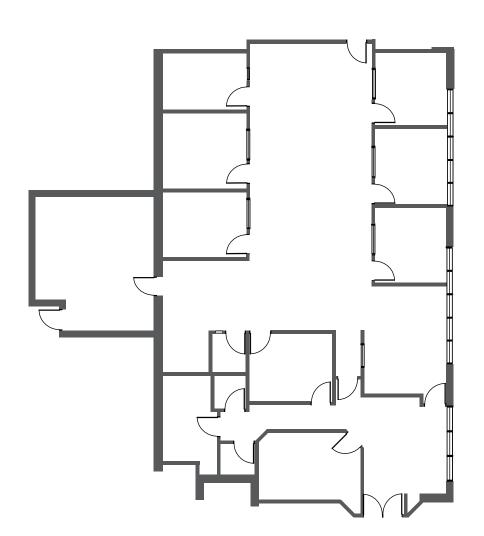


SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
111	984 sf	Immediately	16.86 psf	





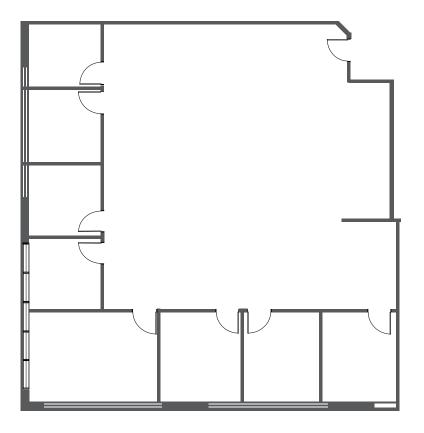
SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
102	3,909 sf	Immediately	16.32 psf	

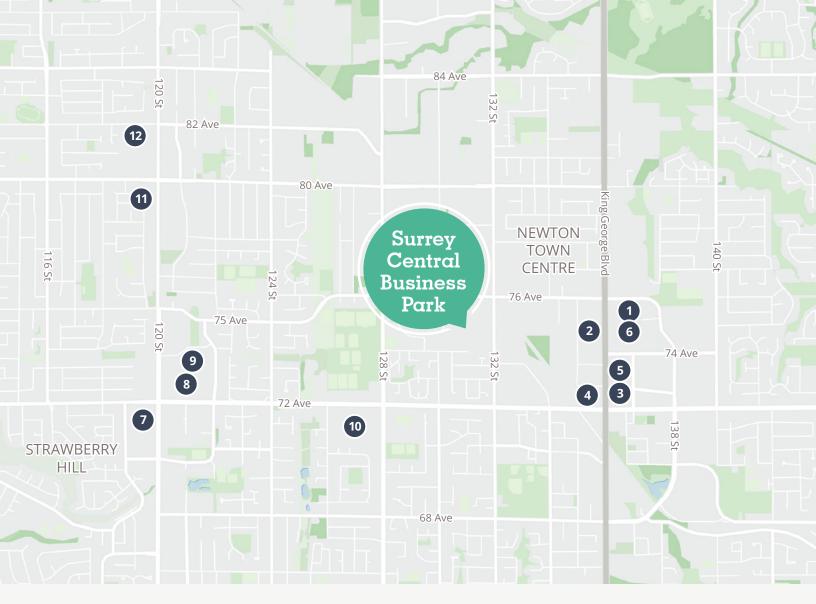






SUITE	AREA	AVAILABLE	OPERATION COSTS & TAXES (EST.)	CONDITION OF IMPROVEMENTS
250	3,012 sf	Immediately	16.32 psf	





Nearby amenities

- 1. King's Cross Shopping Centre
- 2. Costco Wholesale
- 3. Tim Hortons
- 4. McDonald's

- 5. A&W Canada
- **6.** Real Canadian Superstore
- **7.** Walmart Supercentre
- 8. Strawberry Hill Shopping Centre
- 9. The Home Depot
- **10.** Kwantlen Polytechnic University
- 11. Cactus Club Cafe
- 12. Real Canadian Superstore

Please contact us for more information

Josh Sookero*, Principal 604 647 5091 josh.sookero@avisonyoung.com *Josh Sookero Personal Real Estate Corporation

Nicolas Bilodeau, Senior Vice President 604 647 1336 nicolas.bilodeau@avisonyoung.com





#2900-1055 West Georgia Street P.O. Box 11109 Royal Centre Vancouver, BC V6E 3P3, Canada

avisonyoung.com

© 2025 Avison Young. All rights reserved. E. & O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate Services, LP ("Avison Young")