

# Surrey Central Business Park

Proudly owned and  
managed by:



**BUILDING 4**

**7455** | **132<sup>ND</sup> STREET**  
**SURREY, BC**

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**AVISON  
YOUNG**

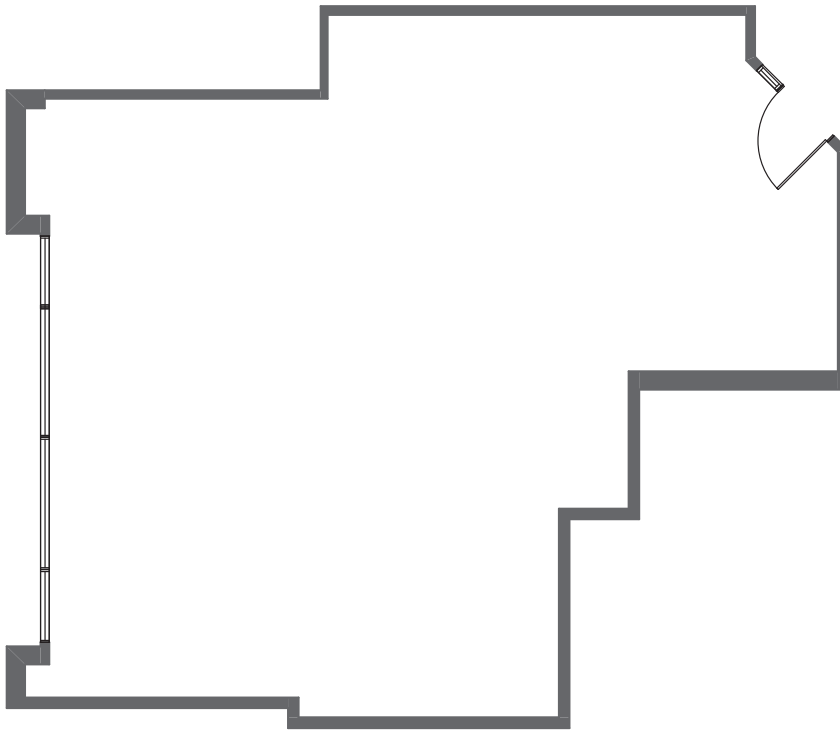


BUILDING 4

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132<sup>ND</sup> STREET  
SURREY, BC

| SUITE | AREA     | AVAILABLE   | OPERATION COSTS & TAXES (EST.) | CONDITION OF IMPROVEMENTS    |
|-------|----------|-------------|--------------------------------|------------------------------|
| 103   | 1,017 sf | Immediately | 16.36 psf                      | Existing improved open area. |



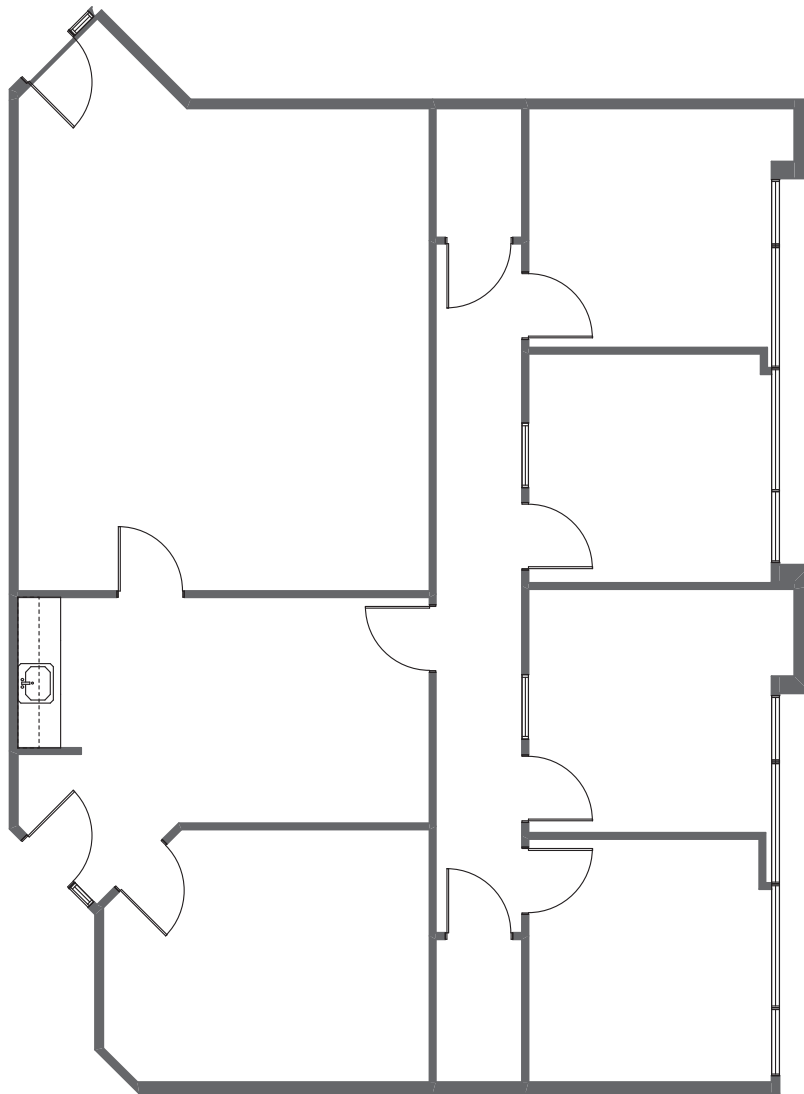


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132<sup>ND</sup> STREET  
SURREY, BC

| SUITE | AREA     | AVAILABLE   | OPERATION COSTS & TAXES (EST.) | CONDITION OF IMPROVEMENTS                                   |
|-------|----------|-------------|--------------------------------|---|
| 108   | 1,920 sf | Immediately | 16.36 psf                      | Five offices, boardroom, kitchenette, open area and storage |





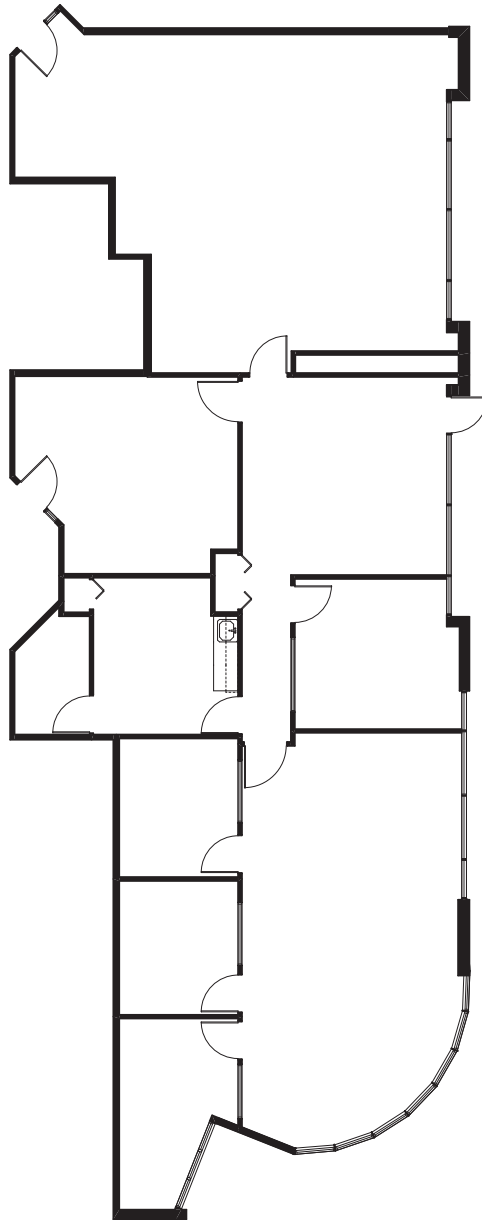
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132<sup>ND</sup> STREET  
SURREY, BC

| SUITE | AREA | AVAILABLE | OPERATION COSTS & TAXES (EST.) | CONDITION OF IMPROVEMENTS |
|-------|------|-----------|--------------------------------|---------------------------|
|-------|------|-----------|--------------------------------|---------------------------|

|     |          |             |           |  |
|-----|----------|-------------|-----------|--|
| 110 | 3,356 sf | Immediately | 16.36 psf |  |
|-----|----------|-------------|-----------|--|





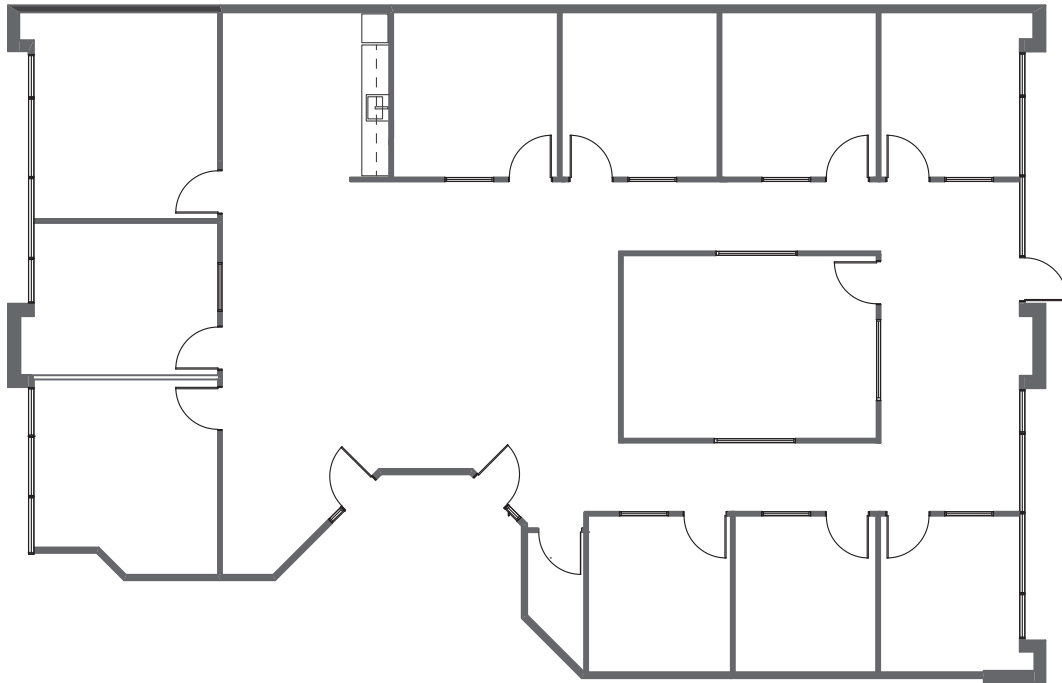


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132<sup>ND</sup> STREET  
SURREY, BC

| SUITE | AREA     | AVAILABLE   | OPERATION COSTS & TAXES (EST.) | CONDITION OF IMPROVEMENTS                             |
|-------|----------|-------------|--------------------------------|---|
| 113   | 3,688 sf | Immediately | 16.36 psf                      | Nine offices, meeting room, kitchenette and open area |





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SURREY, BC

| SUITE | AREA     | AVAILABLE   | OPERATION COSTS & TAXES (EST.) | CONDITION OF IMPROVEMENTS                                  |
|-------|----------|-------------|--------------------------------|--|
| 207   | 2,024 sf | Dec 1, 2022 | 16.36 psf                      | Premises consists of 2 offices, kitchenette and open area. |

