

**#1108 - 7330 137 STREET, SURREY**  
STREET FRONT RETAIL UNIT

**FOR  
LEASE**



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Fully improved retail with an efficient and well-designed layout



High visibility and wide exposure on 137th Street



Direct street front access with prominent signage opportunity



Easy access to transit and many amenities

## FOR LEASE

### #1108 - 7330 137 STREET, SURREY

Opportunity to lease approximately 1,316 sq. ft. of retail space at 7330 137th Street, Surrey B.C. This high-visibility unit features two private offices, a boardroom, a kitchenette, and a personal restroom making it ideal for business professionals and service providers. Its street-front location allows excellent visibility to both vehicular and pedestrian traffic, offering a prime opportunity in a prominent location.

## SALIENT FACTS

### SIZE

+/- 1,316 SQFT

### ZONING

C-8

### BASIC RENT

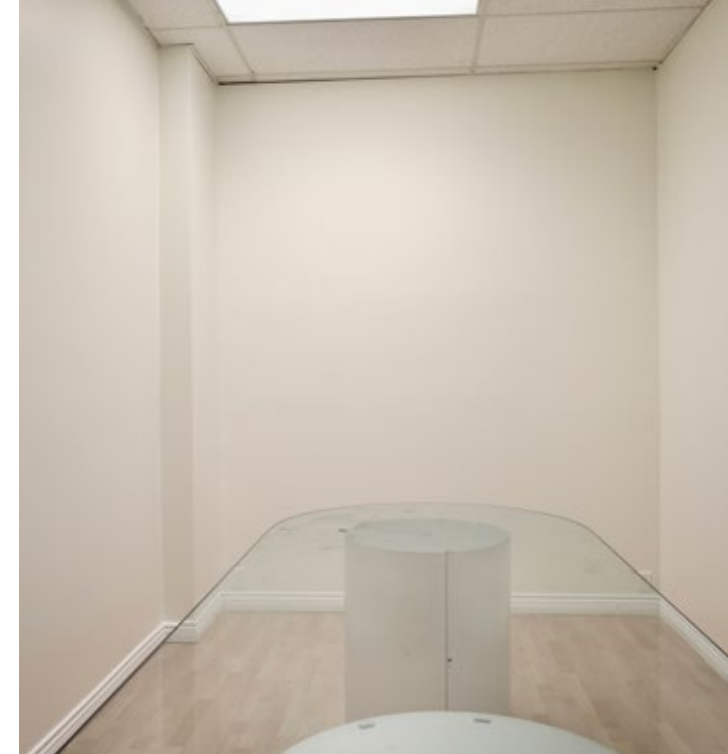
\$50.00/FT

### ADDITIONAL RENT

\$14.71/FT

### MONTHLY RENT

\$7,096.53 + GST






## LOCATION

The retail unit, conveniently situated on 137th Street, offers easy accessibility to 72 Avenue and King George Boulevard. The property is located just minutes from the vibrant and culturally diverse Newton community, which boasts various educational, recreational, and cultural amenities, including Kwantlen Polytechnic University and the Newton Cultural Centre. Its strategic location, with quick access to King George Boulevard, is a short drive or bus ride from Surrey City Centre and the King George Skytrain Station.



 **WALK SCORE**  
**71**

 **TRANSIT SCORE**  
**72**

 **BIKE SCORE**  
**71**

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