

**#5 - 6285 KING GEORGE BLVD, SURREY**  
PRIME RETAIL UNIT AT PANORAMA RIDGE

**FOR  
SUBLEASE**



**WILLIAM | WRIGHT**

Commercial Real Estate Services

**CHRIS VAN VLIET**

PERSONAL REAL ESTATE CORPORATION

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## OVERVIEW

This sublease opportunity offers a prime retail unit comprising 2,200 square feet of space in the highly coveted corner position of Shyne, a prominent 6-storey mixed-use building in Panorama Ridge, Surrey. With possession available from January 2024, tenants will have the chance to establish their presence in this sought-after commercial and residential community. The location is strategically positioned just 15 minutes away from Surrey City Centre and a mere 45-minute commute to downtown Vancouver, ensuring excellent accessibility. Additionally, the unit benefits from exceptional visibility along the bustling King George Boulevard, making it an ideal choice for businesses looking to thrive in a high-traffic corridor. With its central location and proximity to various conveniences, Shyne presents a remarkable retail opportunity.

|                        |                                |
|------------------------|--------------------------------|
| <b>Size</b>            | ± 2,200 SQFT                   |
| <b>Zoning</b>          | CD - Comprehensive Development |
| <b>Basic Rent</b>      | \$45/FT                        |
| <b>Additional Rent</b> | \$15/FT                        |
| <b>Monthly Rent</b>    | \$11,000.00 + GST              |



**Driving Distances**

|   |   |
|---|---|
| <b>Surrey City Centre</b><br>15 Min Drive | <b>Surrey Memorial Hospital</b><br>18 Min Drive |
| <b>Langley</b><br>25 Min Drive            | <b>Downtown Vancouver</b><br>45 Min Drive       |

## LOCATION

Shyne, situated in the heart of Panorama Ridge, Surrey, epitomizes the ideal location for businesses seeking a thriving environment. Nestled within one of the region's most desirable commercial and residential communities, this sublease retail unit offers unparalleled accessibility and exposure. Located just a short 15-minute drive from Surrey City Centre and a convenient 45-minute commute from downtown Vancouver, tenants are presented with an excellent strategic position. The unit enjoys prominent visibility along King George Boulevard, a bustling high-traffic corridor.

## FOR MORE INFORMATION CONTACT

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