

**100 - 10366 136 A STREET, SURREY**

**1,394 SF GROUND FLOOR OFFICE WITH KITCHENETTE**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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# OVERVIEW

Prime ground-floor office with street-front access and high-exposure signage facing 104 Ave in a modern office building in Surrey City Centre. Just 100 meters from Surrey City Centre SkyTrain station, this high-traffic location offers excellent visibility, making it ideal for professional services, or retail office users.



## 100 - 10366 136 A STREET, SURREY



**GROUND  
FLOOR OFFICE**



**HIGH EXPOSURE SIGNAGE  
ON 104 AVENUE**



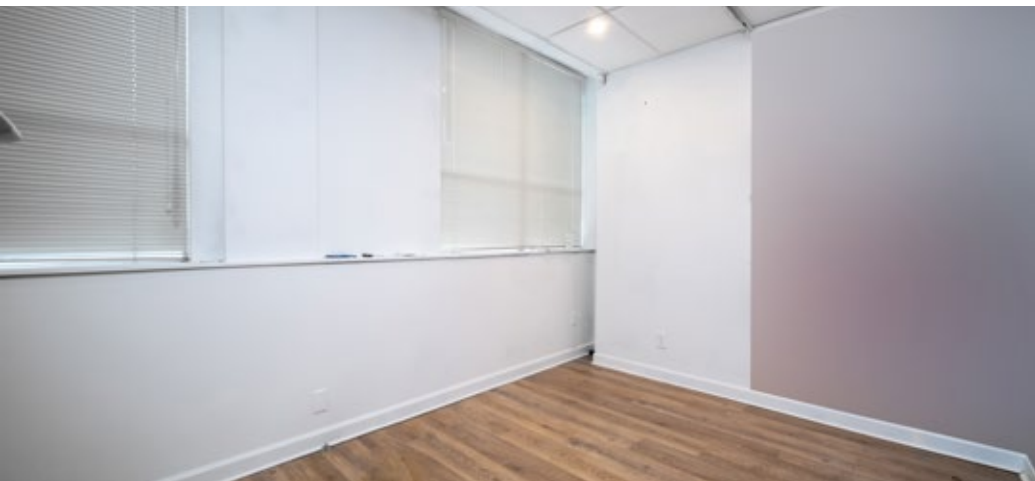
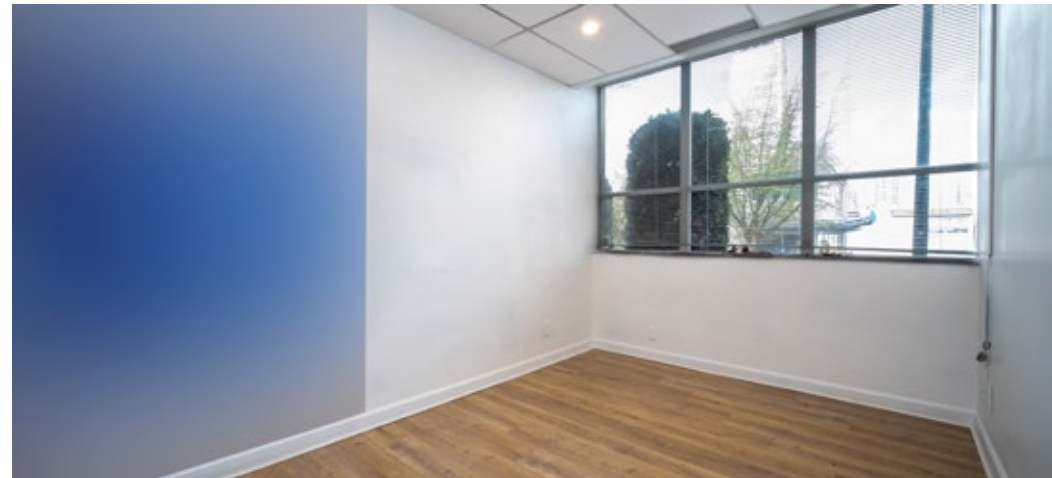
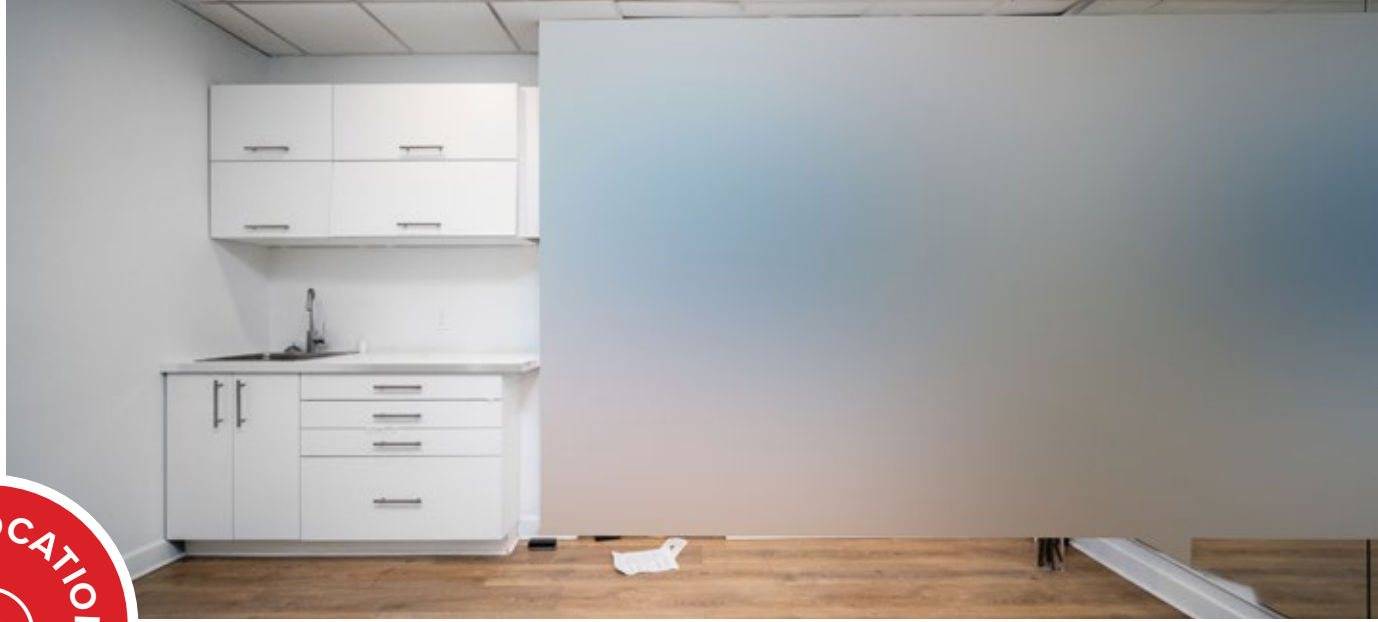
**STREET FRONT  
ENTRANCE**



**IMPROVEMENTS: RECEPTION, 3  
OFFICES AND KITCHENETTE**

# SALIENT FACTS

LEASABLE SIZE	+/- 1,394 SQFT
PARKING	4 Stalls
ZONING	C-8
BASIC RENT	\$35.00/FT
ADDITIONAL RENT	\$14.47/FT
MONTHLY RENT	\$5,746.76 + GST







## SALIENT FACTS

Surrey City Centre is Metro Vancouver's fastest-growing urban hub, featuring rapid transit, major developments, and a thriving business district. Home to SFU Surrey, City Hall, and Central City Mall, it offers unmatched connectivity, diverse amenities, and a vibrant workforce—making it a prime destination for business, retail, and investment opportunities.



### DRIVING DISTANCES

CITY CENTRE LIBRARY	3 MINUTES
KPU CIVIC PLAZA	3 MINUTES
SURREY CENTRAL STATION	4 MINUTES
SFU SURREY CAMPUS	5 MINUTES
KING GEORGE CENTRAL STATION	5 MINUTES
SURREY MEMORIAL HOSPITAL	7 MINUTES

**83**  
VERY  
WALKABLE

**90**  
RIDER'S  
PARADISE

**75**  
VERY  
BIKEABLE

## FOR MORE INFORMATION CONTACT

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