

# FOR LEASE

1,963 SF RETAIL/OFFICE UNIT IN SOUTH SURREY

1 - 2970 King George Boulevard  
Surrey, BC



**FRONTLINE**  
REAL ESTATE SERVICES

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## PROPERTY HIGHLIGHTS:

- 1,963 sf corner unit
- Retail unit with office build-out
- Exposure on King George Boulevard
- Asking rate: \$28.00 psf net

*For more information*  
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## OPPORTUNITY

An opportunity to lease a 1,963 sf ground level, corner unit with exposure on King George Boulevard. Zoning allows for a variety of uses, the unit currently has an office build-out. The unit would be ideal for a professional/service office.

## LOCATION

This unit is located in the busy shopping area of South Point. Located in a multi-tenant retail complex with easy access to Highway 99 and the US Border.

## PROPERTY FEATURES

- Corner unit
- 9 offices & 1 boardroom
- Reception area
- Exposure on King George Boulevard
- Signage opportunity
- Along transit route with stop nearby
- Access/egress via King George Boulevard and 152 Street (thru Southpoint Exchange Mall)
- 2 underground parking stalls
- Abundant surface visitor parking

## ZONING

Zoned CD (comprehensive development)

## LEASE RATE

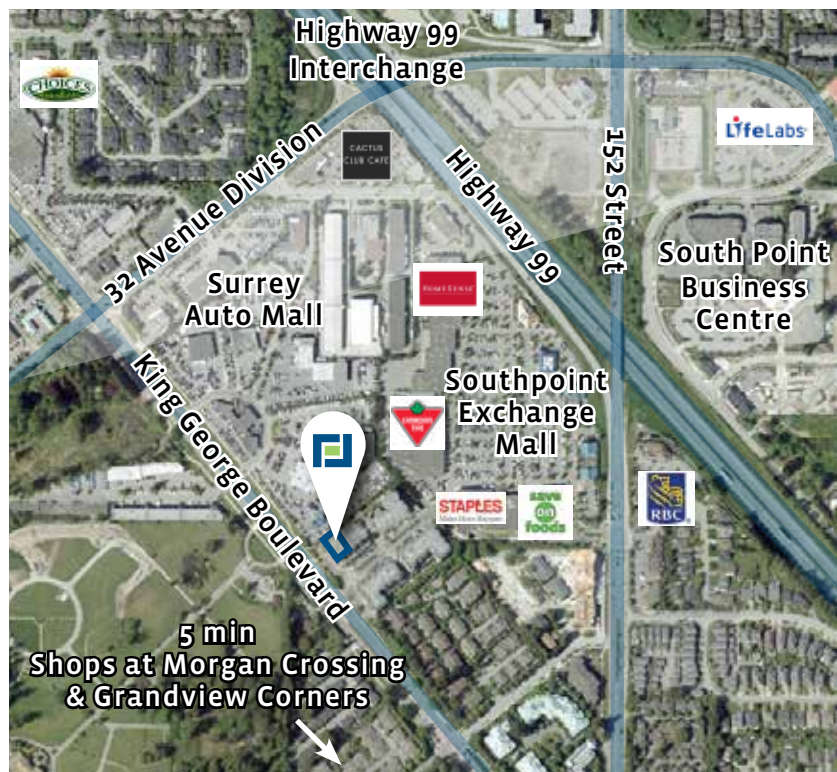
\$28.00 psf net

## ADDITIONAL RENT

\$11.00 psf

## TOTAL MONTHLY RENT

\$6,379.75



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