

FOR SALE

Fully Improved Ground-Floor Premises in the
Heart of Surrey's Health & Technology District

UNIT 108 – CC2

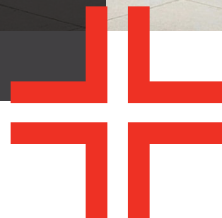
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OPPORTUNITY OVERVIEW

Sitings is pleased to present the opportunity to acquire a fully improved commercial strata unit at City Centre 2, prominently located in Surrey's Health & Technology District which is a rapidly expanding ecosystem bringing together healthcare, technology, education, research, housing, and professional services.

The 6,542 SF ground-floor premises is currently improved as a high-end medical clinic and features a substantial, thoughtfully designed build-out that provides a highly functional layout for a broad range of medical, professional, and institutional owner-users. The existing improvements include a reception and waiting area, multiple private offices and treatment rooms, large boardrooms, staff kitchen, four washrooms, and expansive open areas.



HIGHLIGHTS



Turnkey with High-End Improvements

6,542 SF ground-floor commercial strata unit featuring a high-quality medical build-out, providing an incoming owner-user with the opportunity to significantly reduce the time and capital associated with designing and constructing a comparable premises from shell condition.



At the Centre of Surrey's Health & Technology District

Strategically positioned in the heart of the Health & Technology District where healthcare delivery intersects with technology and innovation, and surrounded by a growing ecosystem of healthcare providers, technology companies, educational institutions and professional services.



Adjacent to Surrey Memorial Hospital

Immediate proximity to Surrey Memorial Hospital, the second-largest hospital in British Columbia and #1 busiest emergency department in the province.



Highly Accessible Location

Six designated parking stalls included, a 10-minute walk to King George SkyTrain Station, and connectivity to King George Boulevard, Fraser Highway, and the broader Metro Vancouver transportation network.



DETAILS

✦ Size: 6,542 SF

✦ Asking Price: \$5,900,000

✦ Property Tax: \$64,295.95 (2026)

✦ Parking: 6 designated stalls included in the purchase price

✦ Strata Fees: \$3,078.95 including GST per month

✦ Zoning: **CD**

AREA TENANTS



BROWNS SOCIALHOUSE
restaurant . bar . socialize

DEMOGRAPHICS

DRIVE TIME	3 MIN	5 MIN	10 MIN
2025 Population	19,708	78,940	329,743
2030 Population Projections	24,642	87,273	361,252
2025 Average HH Income	\$110,121	\$111,638	\$121,000
2025 Daytime Population	17,602	65,913	275,423

CONTACT

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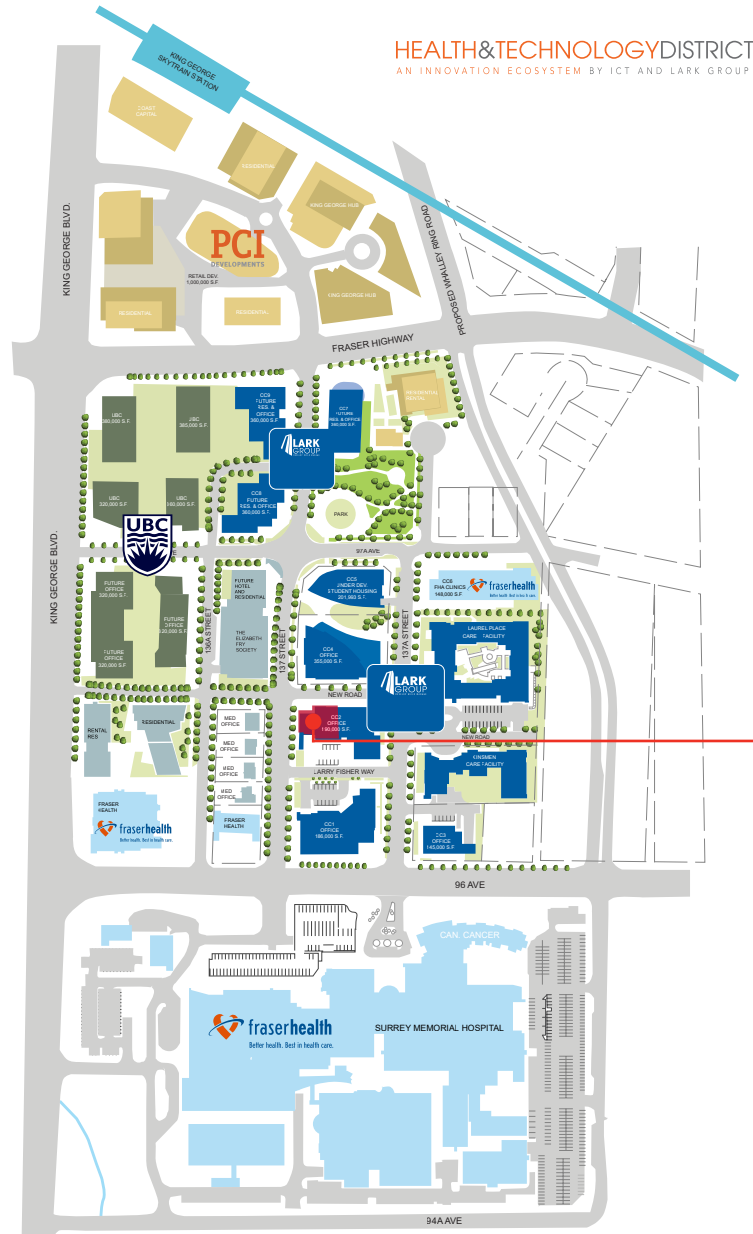
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AERIAL - HEALTH & TECHNOLOGY DISTRICT



FUTURE GROWTH - HEALTH & TECHNOLOGY DISTRICT



CC2 - UNIT 108
SALE OPPORTUNITY



PHOTOS



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