

WILLIAM | WRIGHT

Commercial Real Estate Services

10517 KING GEORGE BOULEVARD
WHALLEY, SURREY, B.C
FOR LEASE



- GROUND LEVEL STREET EXPOSURE
- FOUR EXAMINATION ROOMS
- PRIVATE GRAVEL LOT OUT BACK WITH 3 SPOTS
- CHI ZONING OFFERS A VARIETY OF RETAIL OPTIONS

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MEDICAL SPACE FOR LEASE

OVERVIEW

Opportunity to lease 1,100 square feet of superb ground-level medical space on King George Boulevard. The space comes fully outfitted with four examination rooms, along with a recently updated reception area and private office. Parking spaces are available in the private lot in the rear.



THE DETAILS

SIZE

+/- 1,100 SQFT

PARKING

3 stalls

ZONING

CHI

BASIC RENT

\$26.00/FT

ADDITIONAL RENT

\$6.00/FT



LOCATION

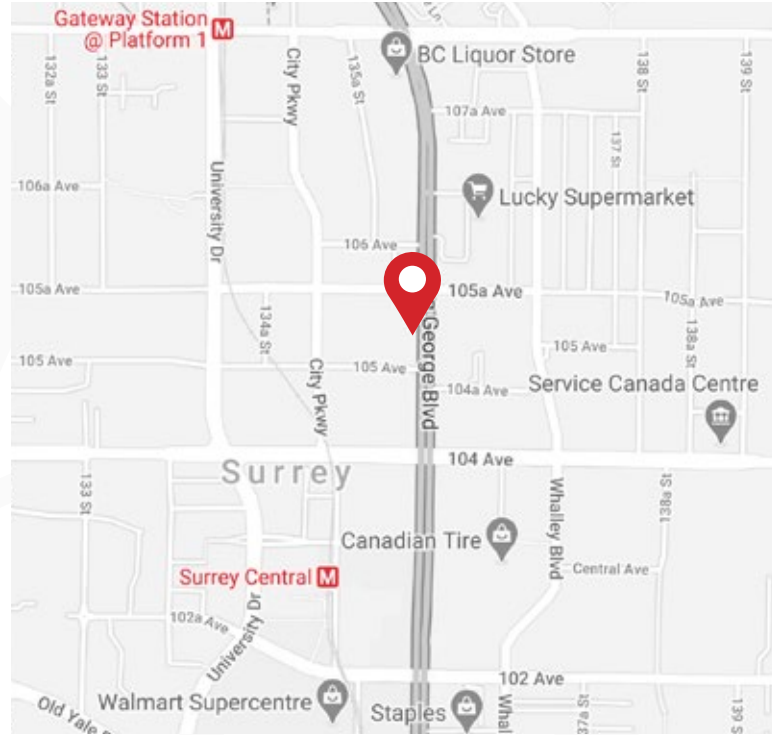
With direct exposure on King George Boulevard, this property is located in the heart of Surrey Central just a few blocks north of Fraser Highway. Some of the notable retail clients that neighbour are Safeway and Canadian Tire, along with several national food brands in close proximity.

TRANSIT

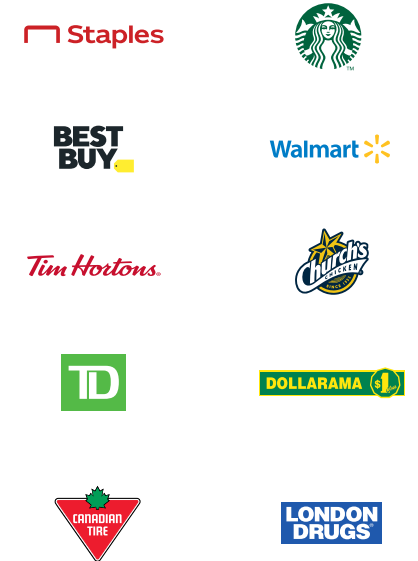
This property is less than 700 metres away from Surrey Central SkyTrain station, one of the Lower Mainland's busiest SkyTrain stations.

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TENANTS IN THE NEIGHBOURHOOD



ESTIMATES & PROJECTIONS	1 KM	3 KM	10 MIN DRIVE
Total Population 2018	29,859	24,398	386,328
Estimated Population 2023	32,143	255,158	416,120
Avg Household Income 2020	\$73,747	\$85,899	\$110,097

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