

FOR LEASE

RETAIL PHARMACY SPACE



Minerva Realty Corp



Jim Pattison Outpatient Care & Surgery Centre

9750 140th Street, Surrey

Minerva Realty is pleased to present this retail Pharmacy lease space inside the Jim Pattison Outpatient Care Centre . One of only two retail spaces in side this modern health facility opened in 2012.

Operating as a pharmacy from the beginning , this unique opportunity allows a new pharmacy to open quickly with a few fixture upgrades.

HIGHLIGHTS

- Central location 140th & Fraser Hwy
- Abundant outdoor and underground parking
- Large floor to ceiling retail windows 29 ft
- Green Timbers Sky Train across the st. opening winter of 2029

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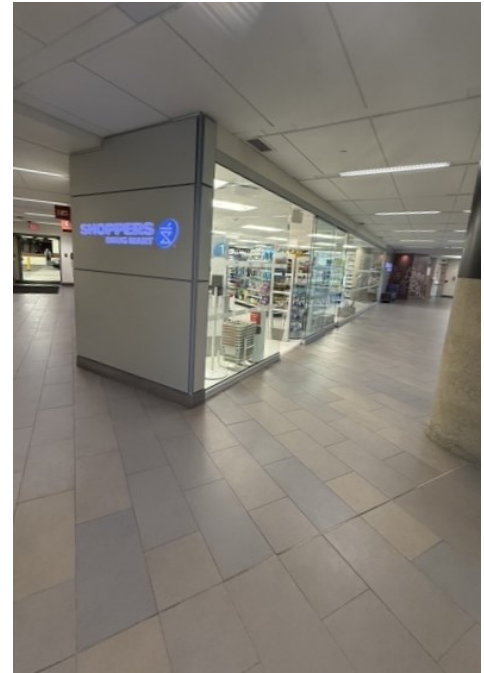
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LOCATION

Only minutes from Surrey Central, the Jim Pattison Out-patient Care and Surgery Centre is located at the intersection of Fraser Hwy and 140 stt next to the soon to be completed Green Timbers Skytrain Station. Abundant surface parking is readily available for customer and staff alike.

FEATURES

- Large Storefront window
- Interior mall setting
- Easy loading
- Fixturing designed for a pharmacy
- T-Bar ceiling ,c entral heat and Air
- Fluorescent lights
- Separate electric meter

NEARBY

- Green Timbers Sky Train Station—
- RCMP headquarters—
- Urban Forest Park—
- Petro Canada gas station—m
- King Gerge Skytrain Station
- Tim Hortons and Blenz coffee



67

Walk
Score



74

Transit
Score



65

Bike
Score

LEASE DETAILS

Civic Address	9750 140th St, Surrey, B.C,
Size	2,104 sf
Modified Gross Tent	\$60 psf
Property Taxes 2025	\$13.59 psf (\$28,598.63)
Monthly Rent	\$12,902.78 +GST (estimate)
Term	5 years
Zoning	CD: Pharmacy, Convenience store, Restaurant
Onsite Pay Parking	Surface + Underground
PID	027-600-246

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