

Colliers



KING GEORGE HUB | 9900 King George Boulevard, Surrey, BC

High Quality Built Out Office Space **for Sublease**

Situated in the heart of Surrey City Centre, King George Hub is a landmark mixed-use development with modern, high-quality office space and amenities, including convenient and desirable service retail with direct connection to rapid transit. The building also features a first class fitness facility, daycare and private outdoor deck.



Located adjacent
to King George
SkyTrain Station



Underground
Parking
on site

Contact Us:

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Property Overview

| | |
|------------------|------------------------------|
| Available Space: | Suite 204 |
| Rentable Area: | 5,212 SF |
| Net Rent: | Please Contact Listing Agent |
| Additional Rent: | \$21.23/SF (estimated 2026) |
| Available: | Immediately |
| Term Expiry: | March 30, 2027 |

Key Highlights

- Ideally positioned in Surrey's City Centre district, bounded by King George Boulevard, Fraser Highway and East Whalley Boulevard.
- On site retail amenities include Tim Horton's, Chopped Leaf, A&W, Starbucks, Rexall, Save-on-Foods and others.
- Directly adjacent to the King George SkyTrain Station - only 40 minutes to Vancouver by car and SkyTrain.
- Walking distance to Holland Park, Central City Mall and Simon Fraser University's Surrey Campus.
- Surrey's 165,000 SF City Hall and the 75,000 SF regional library are just steps away.
- Developed by award-winning PCI Developments.
- Strategically located directly between U.S. border to the South and Fraser River to the North.



Bike Score
78



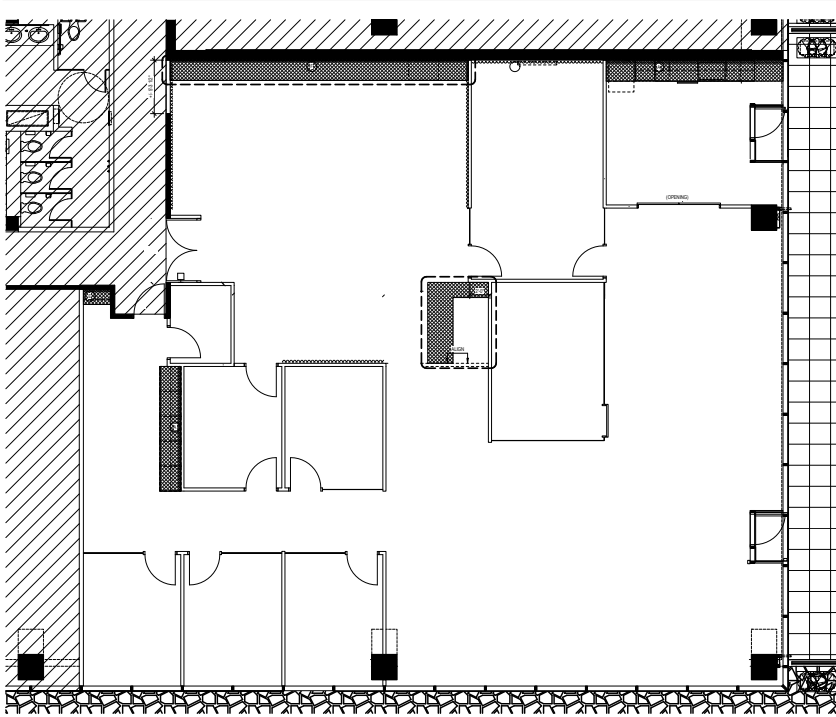
Walk Score
73



Transit Score
88



Floor Plan



The space is built out with a kitchen, 5 private offices, boardroom, meeting room, large reception area, copy room and sizable private deck.

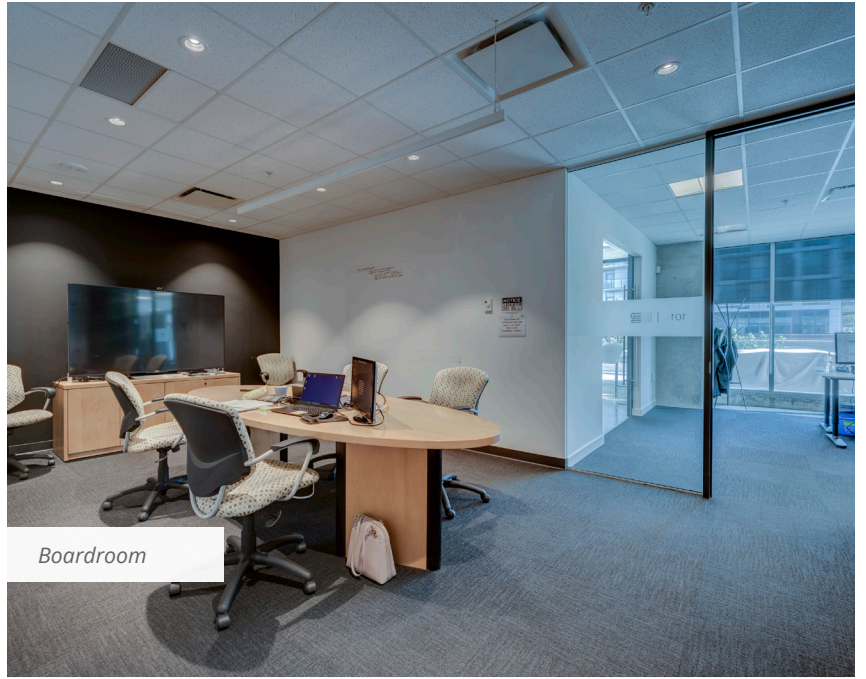
Building Features

- LEED® Gold designation
- 9' clear ceiling heights
- 24"x24" T-Bar suspension system
- Windows are energy efficient tinted dual pane low "E" operable with solar reflective roller shade window coverings
- HVAC zoned to maximize efficiency within specific rooms (meeting rooms, server rooms, etc.) which is served by separate fan coils
- Comprehensive building security systems in place including security card accessibility
- Secured bicycle storage area and a fitness facility equipped with locker/shower facilities

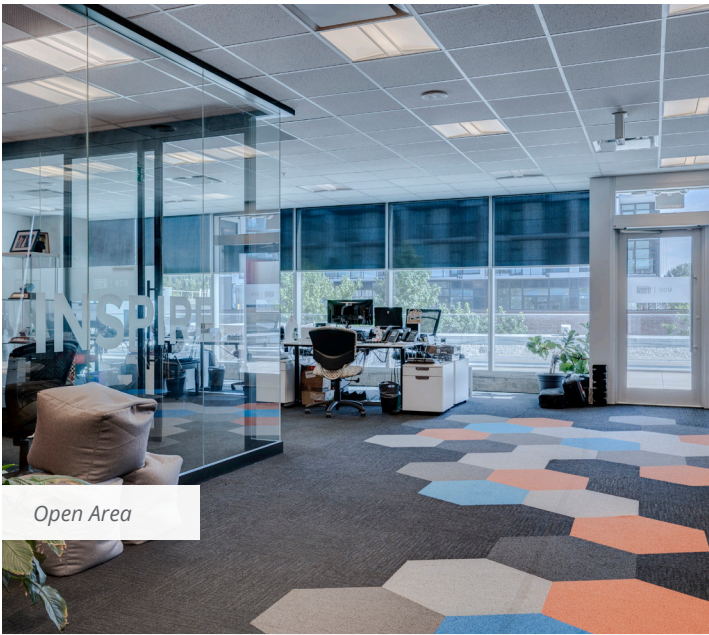




Meeting Room



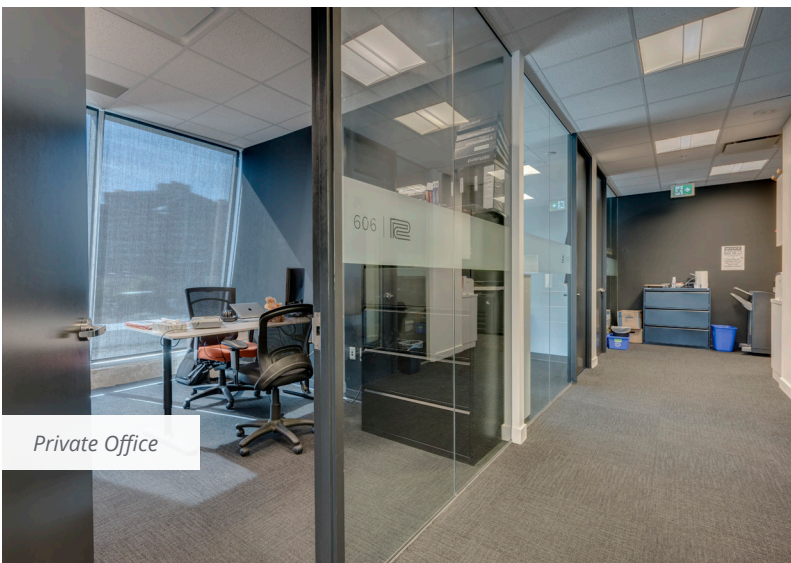
Boardroom



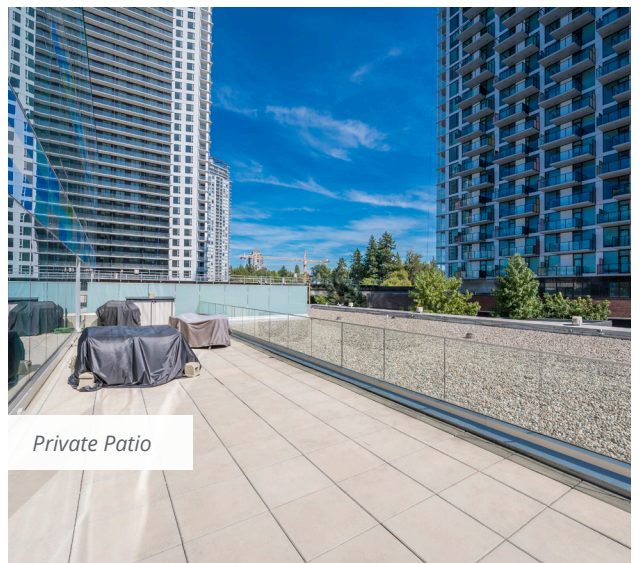
Open Area



Kitchen/Break Room



Private Office



Private Patio



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