

FOR LEASE

7154-7156 120th Street, Surrey, BC

±2,703 sq. ft. corner medical office retail unit

FOR MORE INFORMATION PLEASE CONTACT

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TRUSS REAL ESTATE GROUP
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SUMMARY

PROPERTY OVERVIEW

An opportunity to lease a ±2,703 sq. ft. corner retail unit at Scottsdale Square, fronting the Scott Road (120th Street) corridor in Surrey. The premises are fully improved as a medical clinic, with a reception and waiting area, multiple exam rooms with in-room sinks, an open treatment and exercise area, private treatment rooms, offices and staff support areas.

The existing layout suits medical, dental, physiotherapy, chiropractic, wellness and allied health users, and adapts readily to professional office or service retail tenants. Strong street exposure, on-site plaza parking and frequent transit along Scott Road support convenient patient and client access.

PROPERTY HIGHLIGHTS

- Corner unit with prominent Scott Road frontage
- Turnkey medical clinic improvements throughout
- Multiple exam and treatment rooms, most with sinks
- Two washrooms, one with shower
- Pylon signage opportunity facing Scott Road

SALIENT FACTS

Address	7154-7156 120th Street, Surrey, BC
Complex	Scottsdale Square Business Centre
Size	±2,703 sq. ft.
Zoning	C-8
Year Built	1961
Asking Net Rent	**$33.00 per sq. ft. per annum**
Additional Rent	$17.16 per sq. ft. (2026 estimate)
Utilities	Hydro paid separately by tenant
Signage	Pylon signage at additional negotiated cost
Parking	On-site plaza parking
PID	002-833-476

All rents plus applicable GST. Additional rent covers operating costs and property taxes.

PHOTOS









PHOTOS

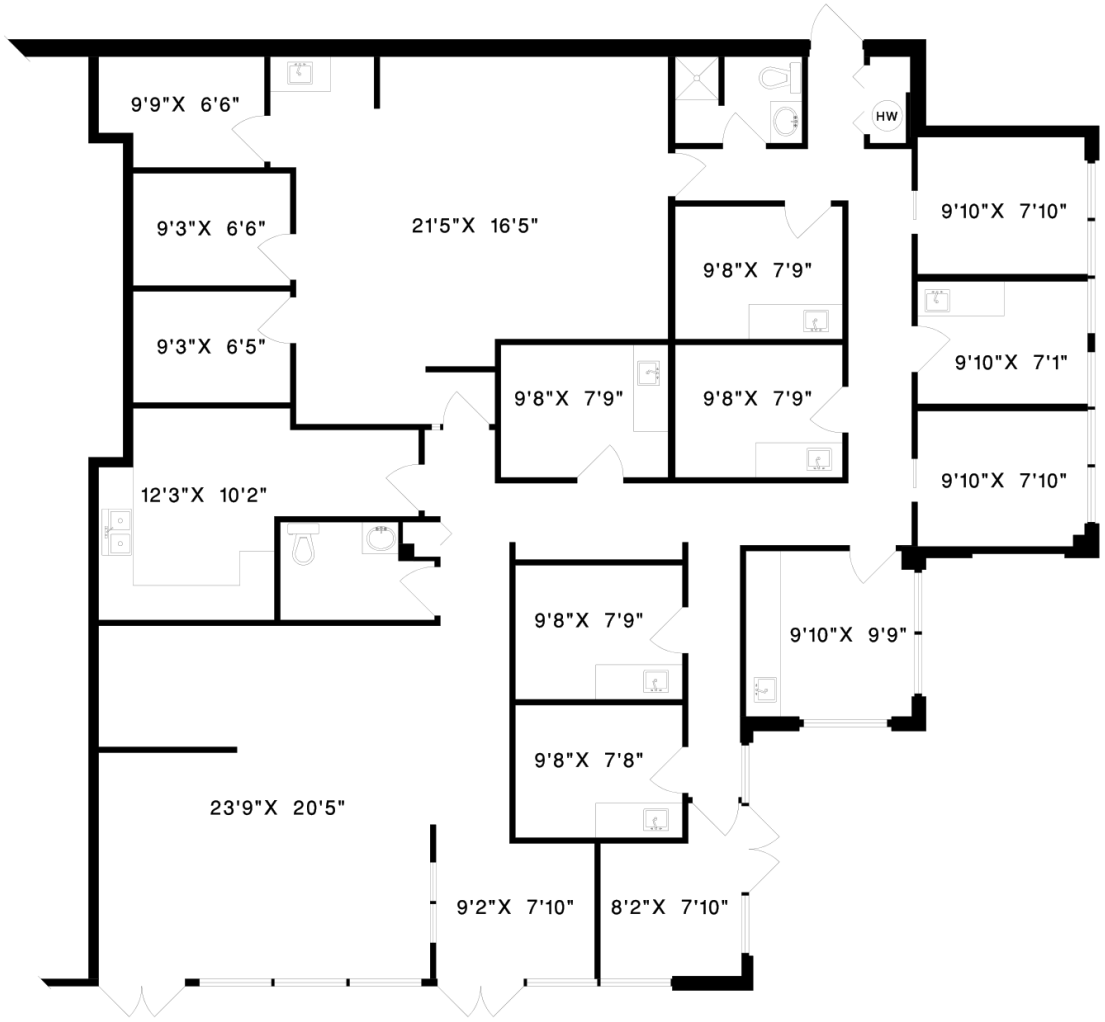








FLOOR PLAN



TOTAL AREA

±2,703 SF

LAYOUT

- Reception and waiting area
- Multiple exam rooms with sinks
- Open treatment and exercise area
- Private offices and staff room
- Two washrooms, one with shower

Measurements are approximate. Plan not to scale.

PROPERTY LOCATION

SCOTT ROAD CORRIDOR

The property sits within Scottsdale Square on Scott Road (120th Street), one of Surrey's primary north-south commercial arterials at the boundary of Newton and North Delta. Scottsdale Centre, anchored by Walmart, is located directly across Scott Road.

The surrounding area combines established residential neighbourhoods with a deep mix of retail, medical and professional services, providing a strong patient and customer base for health and service users.



LOCATION HIGHLIGHTS

- High-traffic Scott Road frontage
- R6 Scott Road RapidBus service along the corridor
- Convenient access to 72nd Avenue, Nordel Way and Highway 91
- On-site plaza parking for patients and staff

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