

SECTOR ONE28

RETAIL & OFFICE SPACE FOR SALE



7880 128 STREET, SURREY BC

 CUSHMAN &
WAKEFIELD

PROPERTY OVERVIEW

Located in the heart of Surrey, Sector One28 Business Park at 7880 128th Street will feature approximately 200,000 square feet of retail CRU space for sale and strata office space available for purchase. Designed to become a best-in-class business hub for Surrey and the surrounding communities, it is set to be ready for occupancy by Q3/Q4 2028. Strategically positioned in a growing, family-friendly neighborhood, the development is surrounded by residential homes, parks, and local businesses, making it an attractive option for both families and young professionals.



PROPERTY HIGHLIGHTS



Breaking Ground in
Q2/Q3 2026

Occupancy
Q3/Q4 2028



Conveniently located near major transportation routes, including the Trans-Canada Highway (Highway 1) and King George Blvd, providing easy access to other parts of Metro Vancouver



Situated near numerous parks, including the expansive Bear Creek Park, offering walking trails, sports fields, and picnic areas

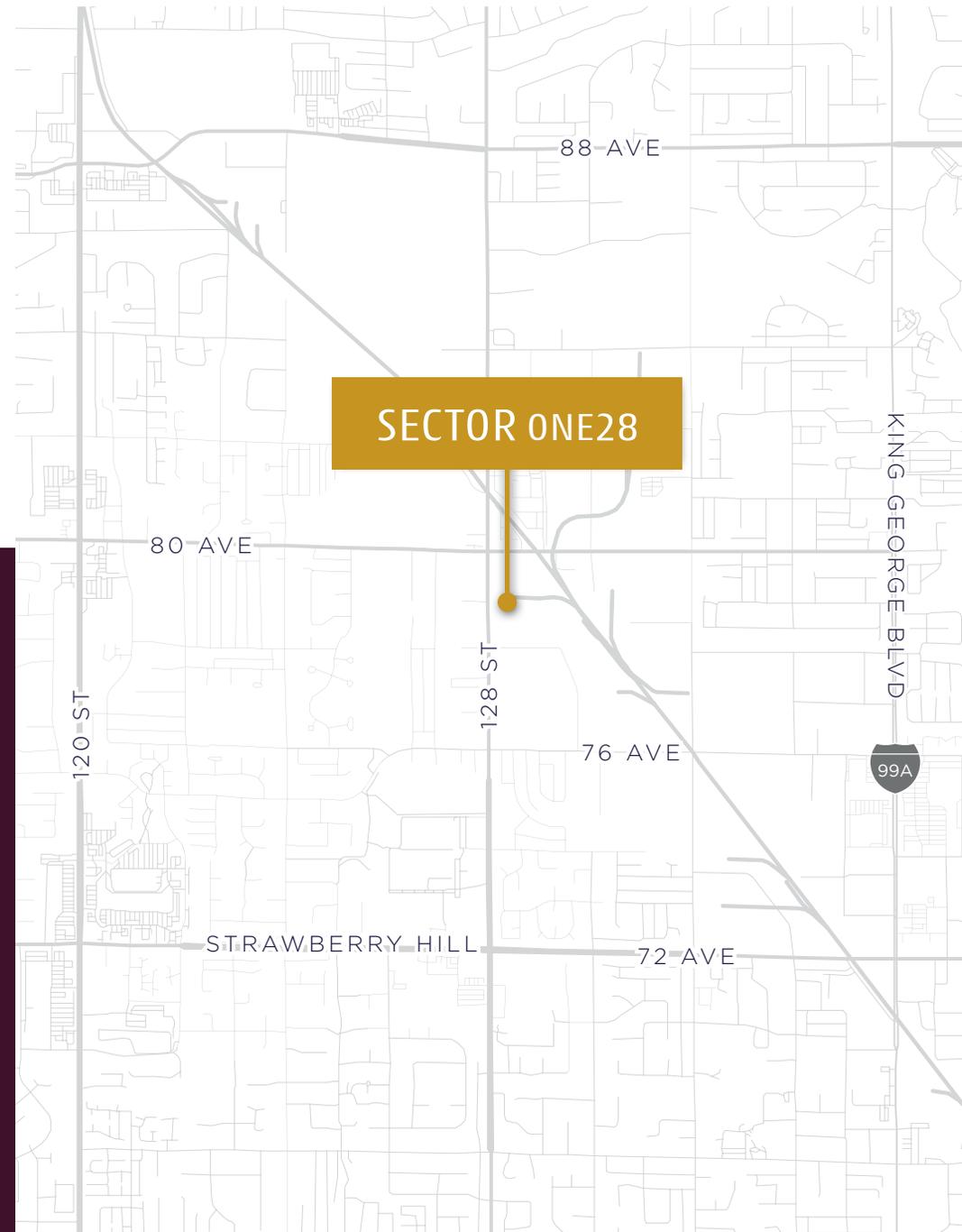


LOCATION

Located south of the Fraser River, Surrey is a vibrant, rapidly growing city bordered by Delta to the west, Langley Township to the east, and White Rock to the south. Known for its diverse communities and balance of urban and natural environments, it's a desirable place to live, work, and play. With over 500,000 residents, Surrey is one of British Columbia's largest cities, offering a rich array of amenities, parks, schools, and cultural attractions.

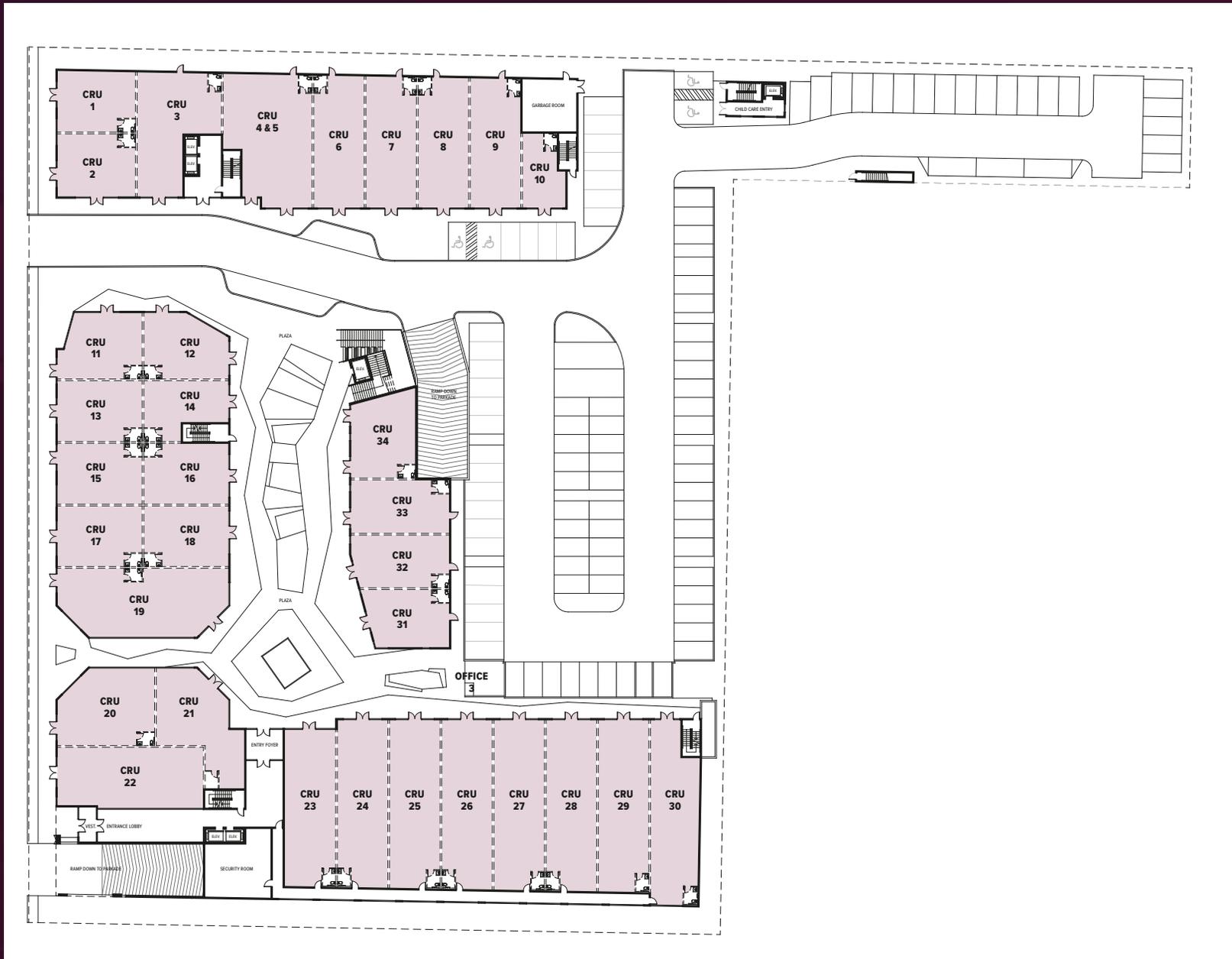


DEMOGRAPHICS	1 K M	3 K M	5 K M
Household Population	5,136	114,257	289,254
Daytime Population	13,249	102,607	215,331
Projected Annual Growth (5 years)	0.7%	1.0%	2.6%
Median Age	33	35	36
Average Household Income	\$134,367	\$125,164	\$130,613



FLOOR PLAN 1

SECTOR 128



FLOOR 1: UNITS AND SIZING

SECTOR ONE28

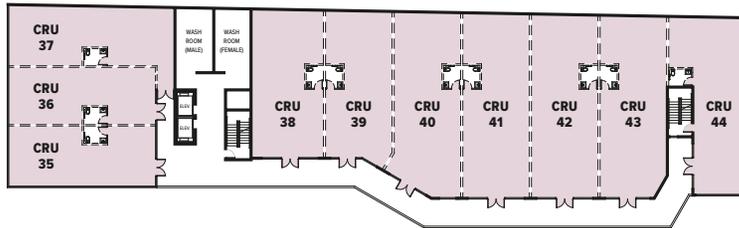
BUILDING 1		
TYPE	UNIT #	AREA SF
CRU	1	1,146
CRU	2	1,185
CRU	3	1,607
CRU	4 & 5	2,319
CRU	6 SOLD	1,481
CRU	7 SOLD	1,481
CRU	8 SOLD	1,465
CRU	9 SOLD	1,455
CRU	10 SOLD	660
TOTAL	10	12,799

BUILDING 2		
TYPE	UNIT #	AREA SF
CRU	11 SOLD	1,161
CRU	12 SOLD	1,142
CRU	13	1,149
CRU	14	946
CRU	15	1,150
CRU	16	1,142
CRU	17	1,145
CRU	18 SOLD	1,145
CRU	19	2,385
TOTAL	9	11,365

BUILDING 3		
TYPE	UNIT #	AREA SF
CRU	31	1,069
CRU	32	1,131
CRU	33	1,188
CRU	34	1,206
TOTAL	4	4,594

BUILDING 4		
TYPE	UNIT #	AREA SF
CRU	20	1,556
CRU	21	1,572
CRU	22	1,949
CRU	23	1,788
CRU	24	1,866
CRU	25	1,875
CRU	26	1,886
CRU	27	1,895
CRU	28	1,915
CRU	29	1,846
CRU	30	1,846
TOTAL	11	19,994

FLOOR PLAN 2



SECTOR 128

FLOOR 2: UNITS AND SIZING

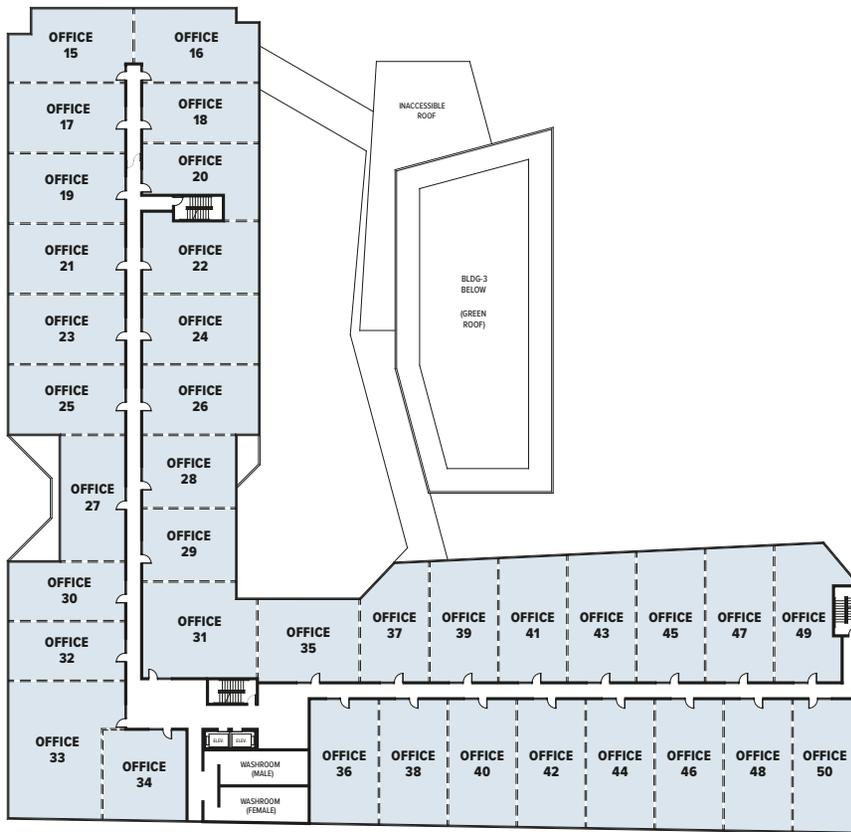
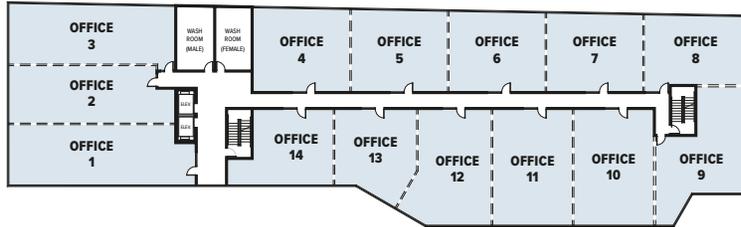
SECTOR ONE28

BUILDING 1		
TYPE	UNIT #	AREA SF
CRU	35	1,141
CRU	36	1,073
CRU	37	1,301
CRU	38	1,334
CRU	39	1,265
CRU	40	1,540
CRU	41	1,564
CRU	42	1,554
CRU	43	1,526
CRU	44	1,526
TOTAL	10	13,824

BUILDING 3		
TYPE	UNIT #	AREA SF
CRU	66	1,115
CRU	67	1,257
CRU	68	1,307
CRU	69	1,309
CRU	70	1,359
TOTAL	5	6,347

BUILDING 4		
TYPE	UNIT #	AREA SF
CRU	45	1,682
CRU	46	1,820
CRU	47	1,688
CRU	48	1,862
CRU	49	1,869
CRU	50	1,903
CRU	51	1,260
CRU	52	1,260
CRU	53	1,625
CRU	54	1,316
CRU	55	1,316
CRU	56	1,332
CRU	57	828
CRU	58	1,585
CRU	59	1,890
CRU	60	2,022
CRU	61	2,031
CRU	62	2,041
CRU	63	2,051
CRU	64	2,061
CRU	65	1,847
TOTAL	21	35,289

FLOOR PLAN 3



FLOOR 3: UNITS AND SIZING

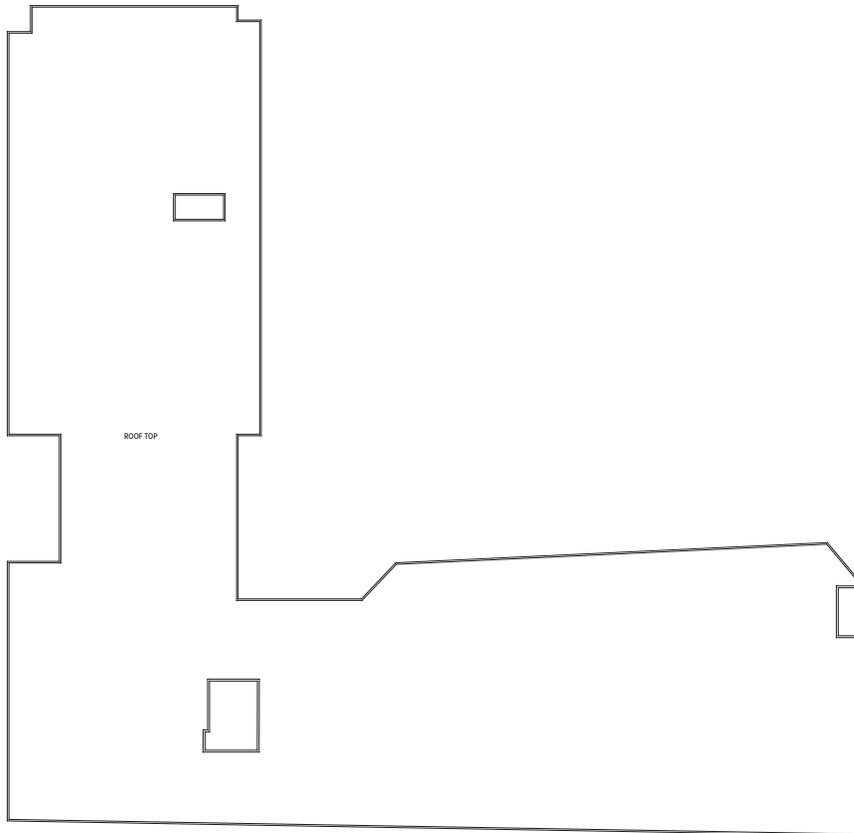
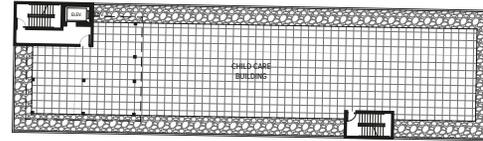
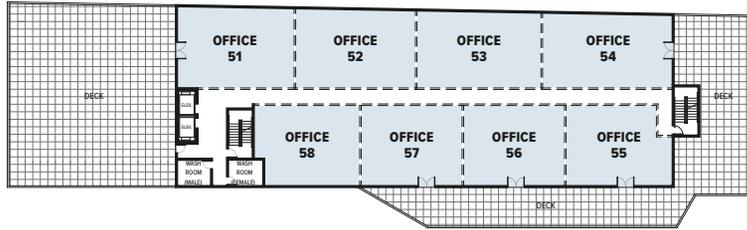
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BUILDING 1		
TYPE	UNIT #	AREA SF
OFFICE	Office 1	1,385
OFFICE	Office 2	1,149
OFFICE	Office 3	1,247
OFFICE	Office 4	1,020
OFFICE	Office 5	999
OFFICE	Office 6	980
OFFICE	Office 7	958
OFFICE	Office 8	940
OFFICE	Office 9	1,094
OFFICE	Office 10	1,175
OFFICE	Office 11	1,170
OFFICE	Office 12	1,139
OFFICE	Office 13	856
OFFICE	Office 14	864
TOTAL	14	14,976

BUILDING 4		
TYPE	UNIT #	AREA SF
OFFICE	Office 15	1,066
OFFICE	Office 16	1,097
OFFICE	Office 17	1,017
OFFICE	Office 18	872
OFFICE	Office 19	1,017
OFFICE	Office 20	866
OFFICE	Office 21	1,017
OFFICE	Office 22	1,087
OFFICE	Office 23	1,017
OFFICE	Office 24	1,017
OFFICE	Office 25	1,024
OFFICE	Office 26	1,018

BUILDING 4		
TYPE	UNIT #	AREA SF
OFFICE	Office 27	1,034
OFFICE	Office 28	854
OFFICE	Office 29	854
OFFICE	Office 30	863
OFFICE	Office 31	1,340
OFFICE	Office 32	861
OFFICE	Office 33	1,740
OFFICE	Office 34	963
OFFICE	Office 35	1,052
OFFICE	Office 36	1,059
OFFICE	Office 37	954
OFFICE	Office 38	1,070
OFFICE	Office 39	1,040
OFFICE	Office 40	1,080
OFFICE	Office 41	1,070
OFFICE	Office 42	1,090
OFFICE	Office 43	1,093
OFFICE	Office 44	1,099
OFFICE	Office 45	1,120
OFFICE	Office 46	1,110
OFFICE	Office 47	1,147
OFFICE	Office 48	1,119
OFFICE	Office 49	1,103
OFFICE	Office 50	1,067
TOTAL	36	37,897

FLOOR PLAN 4



FLOOR 4: UNITS AND SIZING

SECTOR ONE28

FLOOR PLAN

BUILDING 1		
TYPE	UNIT #	AREA SF
OFFICE	Office 51	1,192
OFFICE	Office 52	1,185
OFFICE	Office 53	1,194
OFFICE	Office 54	1,221
OFFICE	Office 55	1,028
OFFICE	Office 56	1,026
OFFICE	Office 57	1,026
OFFICE	Office 58	1,030
TOTAL	8	8,902

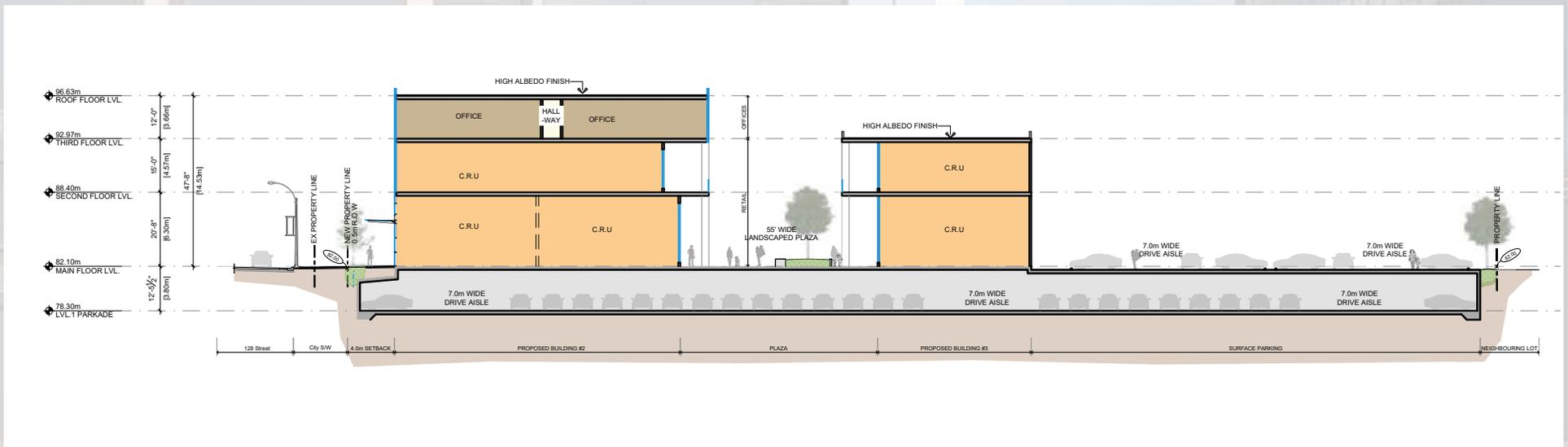
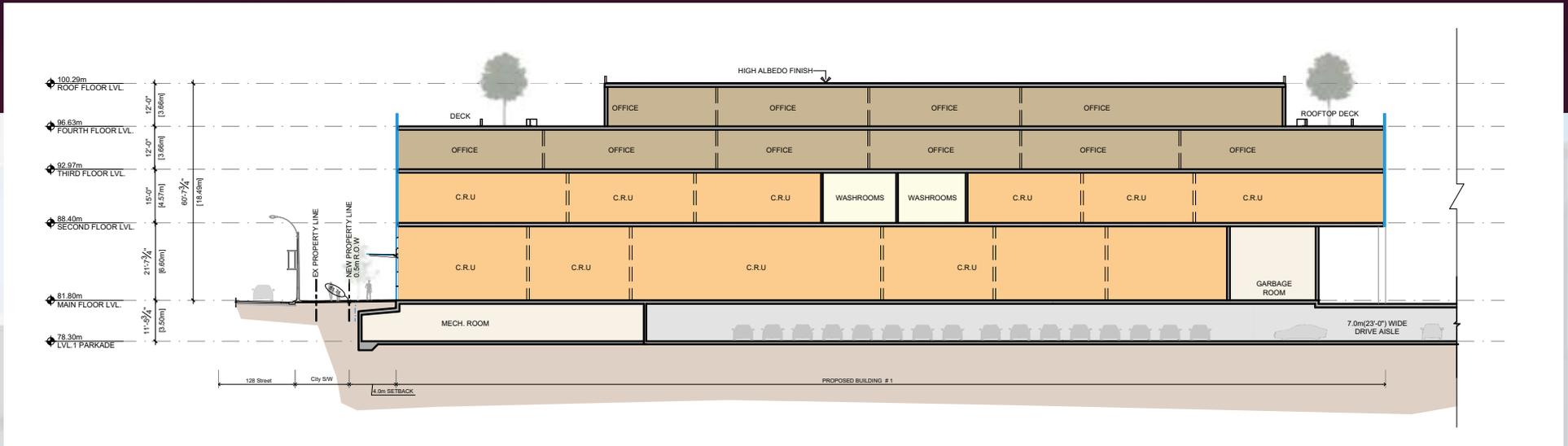
BUILDING 5	
TYPE	AREA SF
CHILD CARE	Total Net Area - 7,533 Outdoor Play Area - 4,758

PROPOSED FLOOR AREA SUMMARY

BUILDING 1 - 5					
EXCLUDING PARKING	RETAIL SF	OFFICE SF	CHILD CARE SF	CIRCULATION SF	BUILDABLE SF
MAIN FLOOR	48,770	0	604	5,357	54,731
SECOND FLOOR	55,069	0	7,533	6,318	68,920
THIRD FLOOR	0	52,961	7,533	7,455	67,949
FORTH FLOOR	0	10,192	0	817	11,009
TOTAL FLOOR AREA (NET)	103,839	63,153	15,670	19,947	202,609

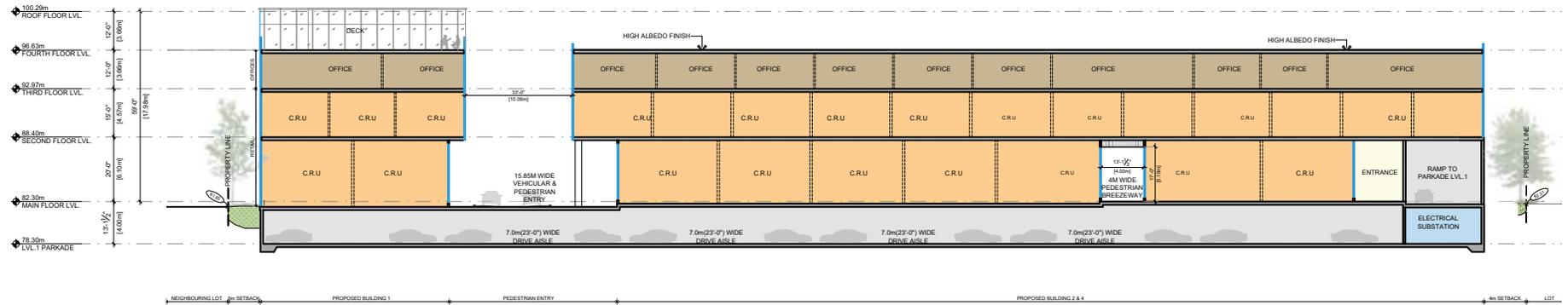
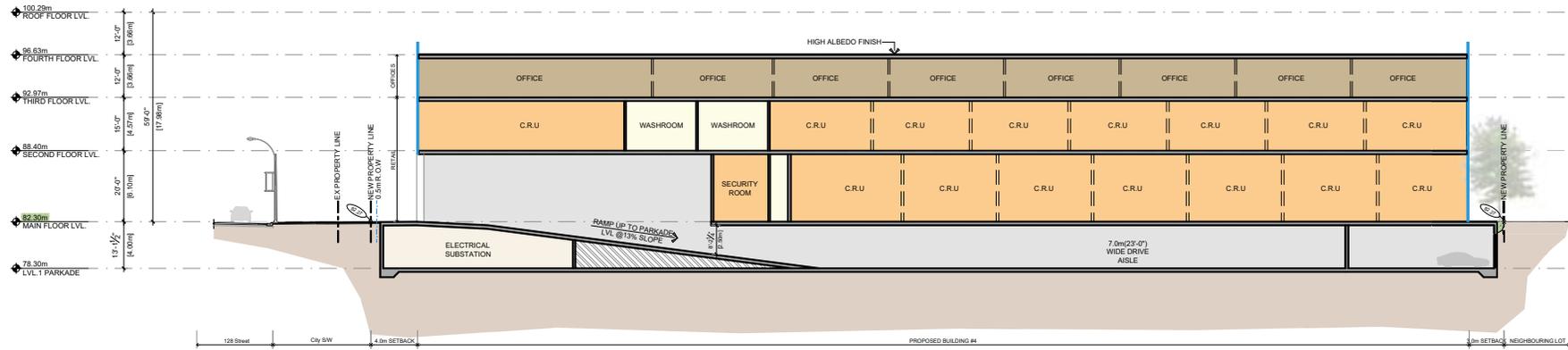
STACKING PLAN 1

SECTOR ONE28



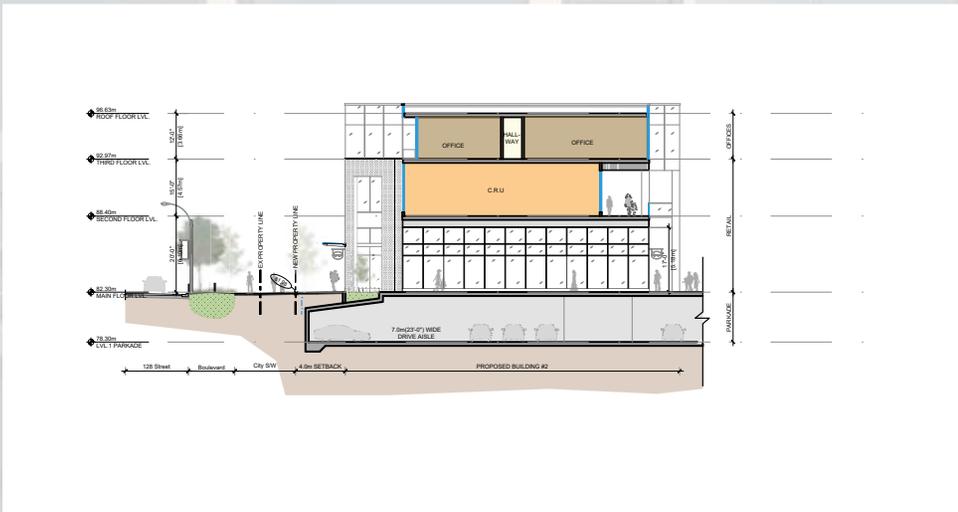
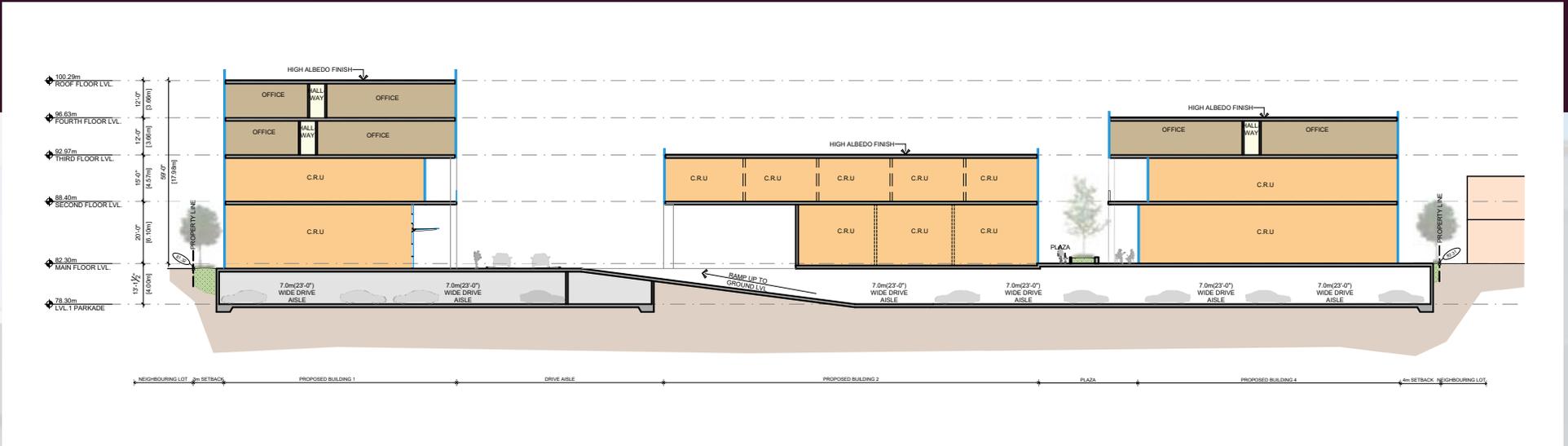
STACKING PLAN 2

SECTOR ONE28



STACKING PLAN 3

SECTOR ONE28





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