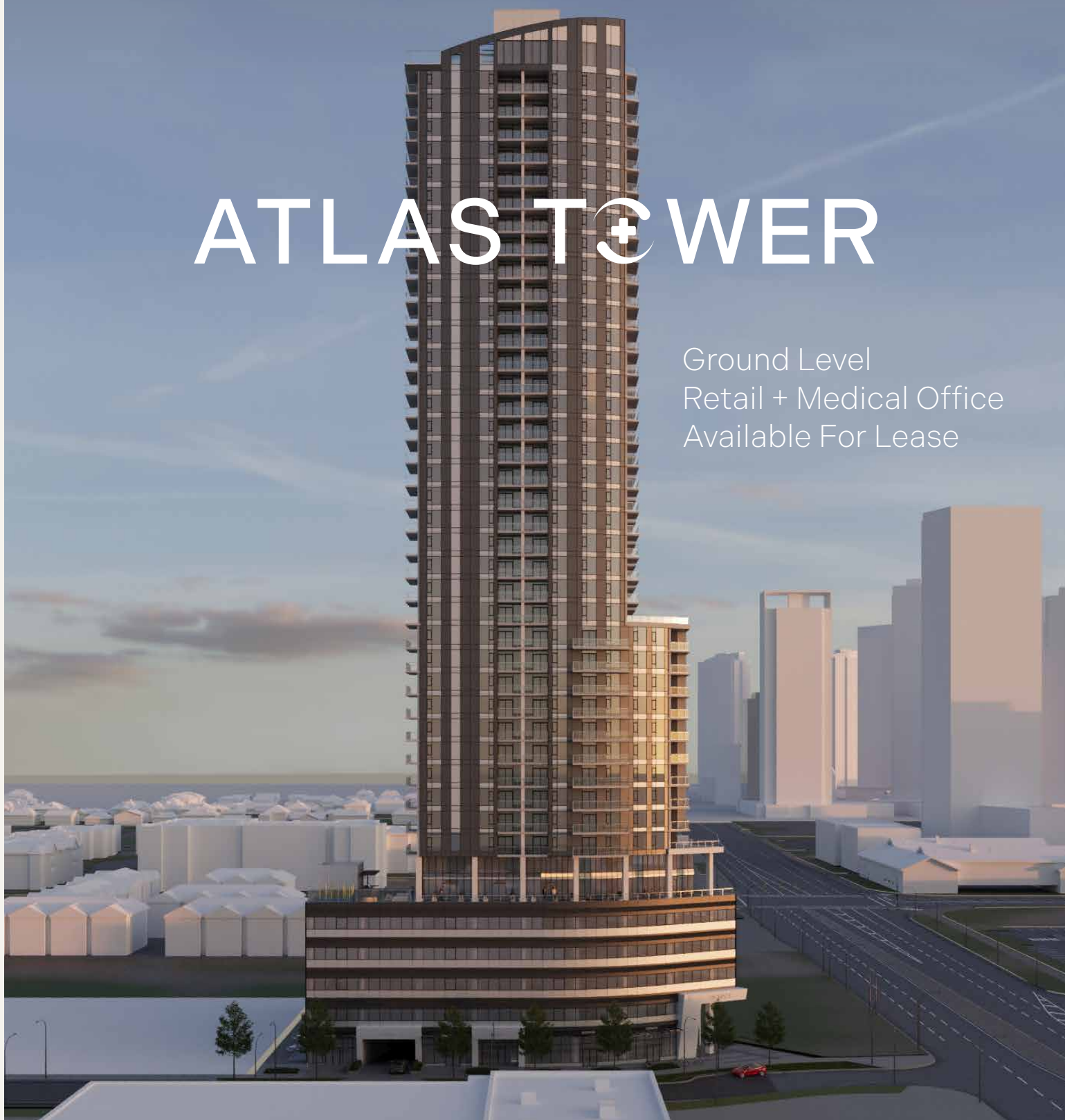


ATLAS TOWER

Ground Level
Retail + Medical Office
Available For Lease

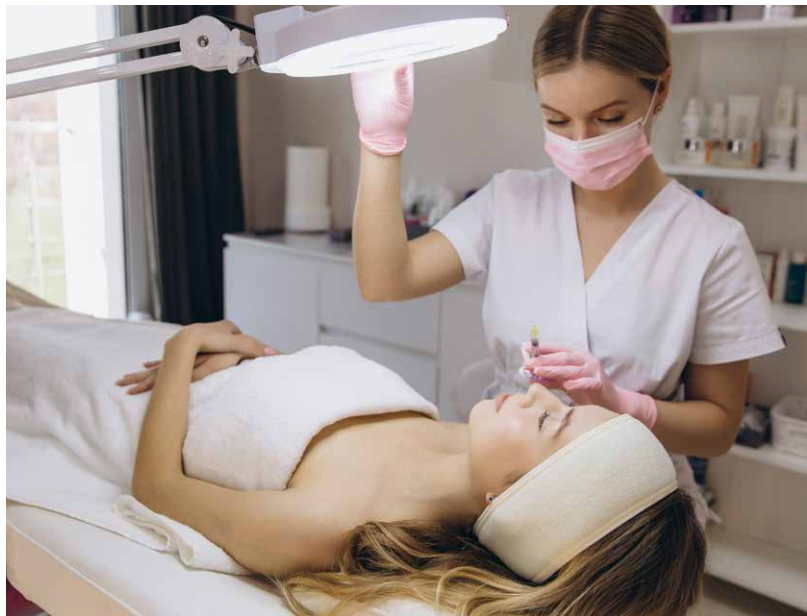




Health Has a New Home

Surrey is growing—and with it, the need for healthcare that’s close, accessible, and rooted in community.

Atlas Tower rises at the centre of that story. Positioned directly across from Surrey Memorial Hospital in Surrey’s Health and Technology District, Atlas Tower brings together ground floor retail and four floors of Class A medical office space designed for the health-focused teams that keep communities well. With a walkable, transit-connected address on King George Boulevard and a neighbourhood built around health and innovation, this is more than a real estate opportunity — it’s a chance to put down roots where your work matters most.



The Opportunity

Ground-floor retail suites ideal for pharmacy, health & wellness, and medical-adjacent uses

Four floors of Class A office space ideal for medical and dental practitioners

High-profile building signage and branding opportunities

Abundant underground parking at 3.5 stalls per 1,000 SF

Fixturing Q4 2028

Location & Connectivity

	18-minute walk to King George SkyTrain Station
	8 minutes to Surrey City Centre's dining, retail, and entertainment



Atlas Tower Available Floors

Level 5
±16,470.83 SF

Level 4
±16,470.83 SF

Level 3
±16,470.83 SF

Level 2
±16,312.23 SF

Level 1
±11,181.94 SF

Office Suites

Retail Suites

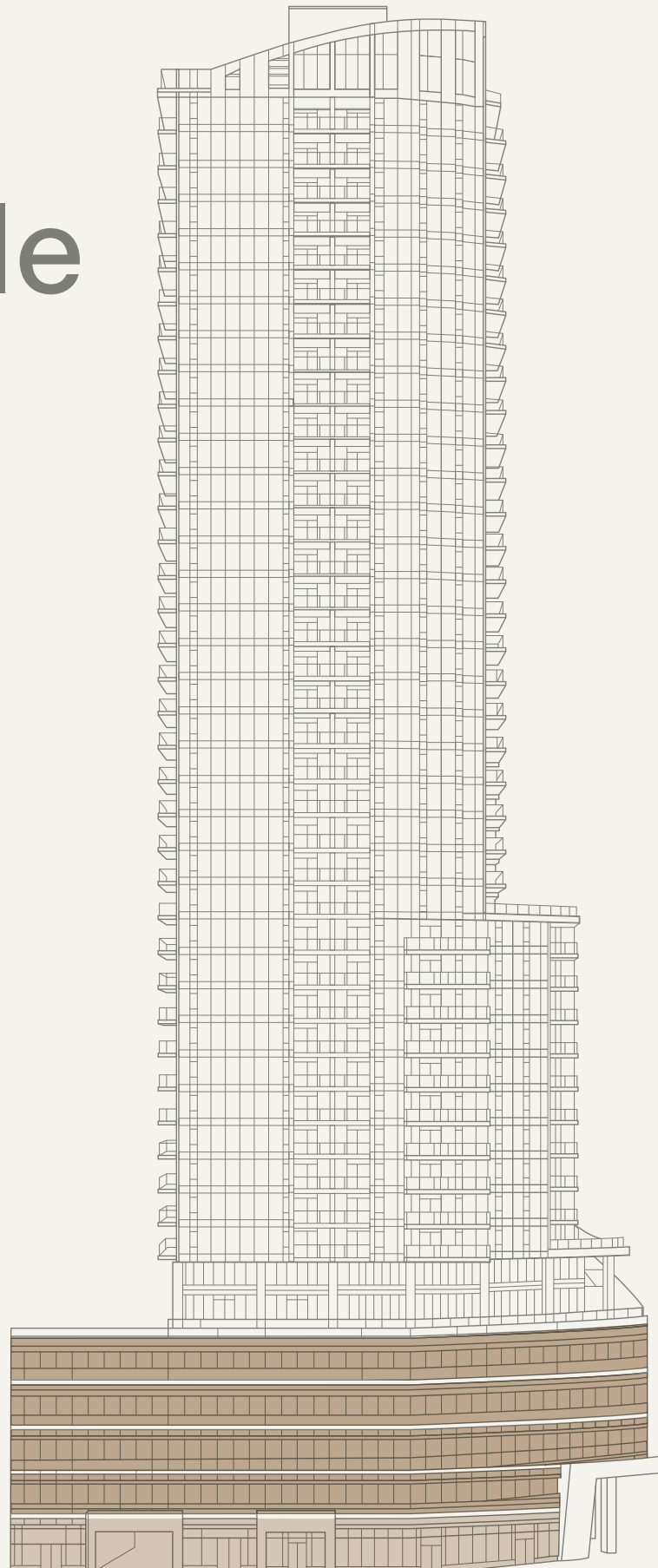
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4

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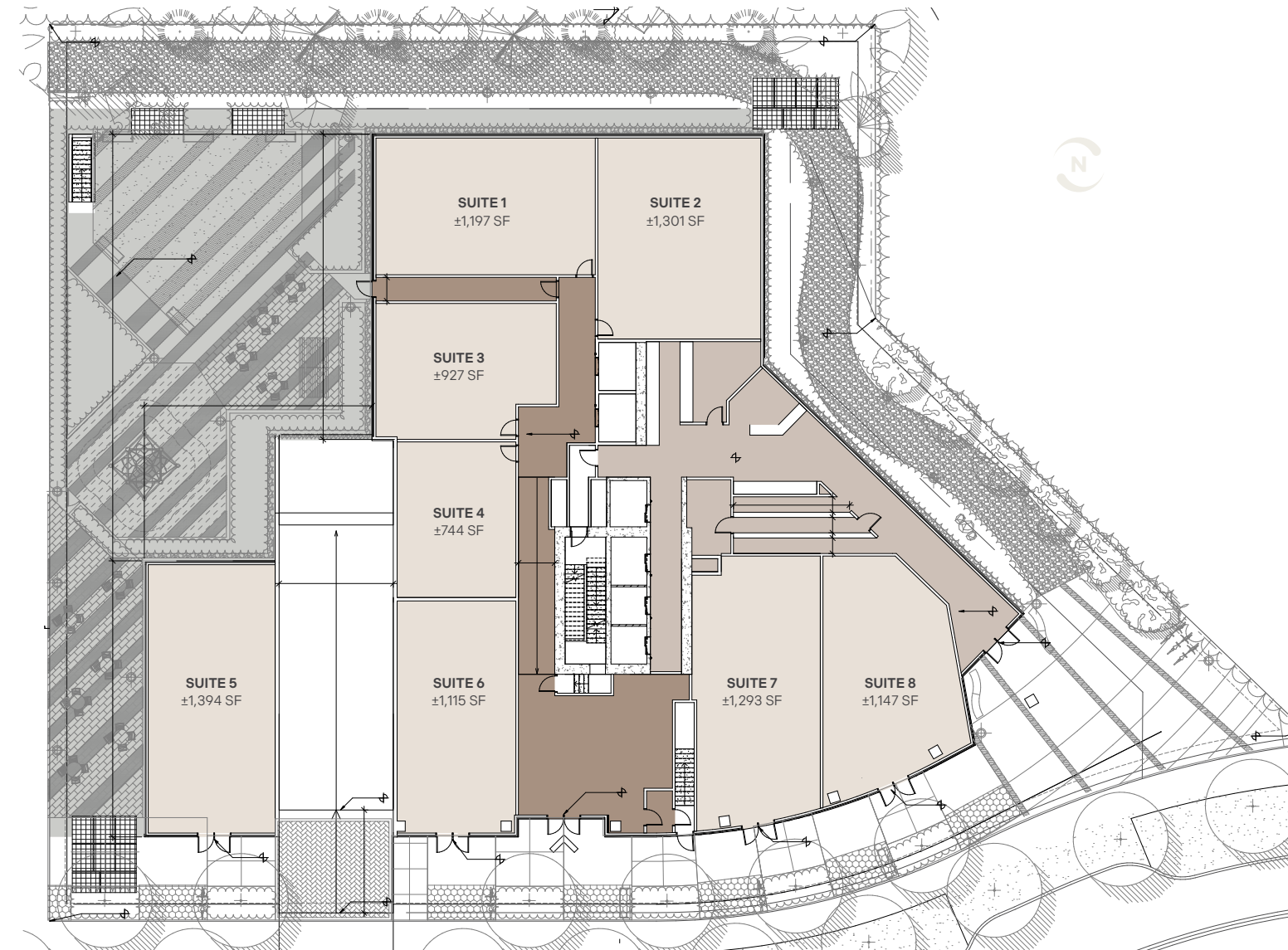
2

1



Retail Suites

Ground Floor | Hypothetical Floorplan



Retail Suites

Lobby

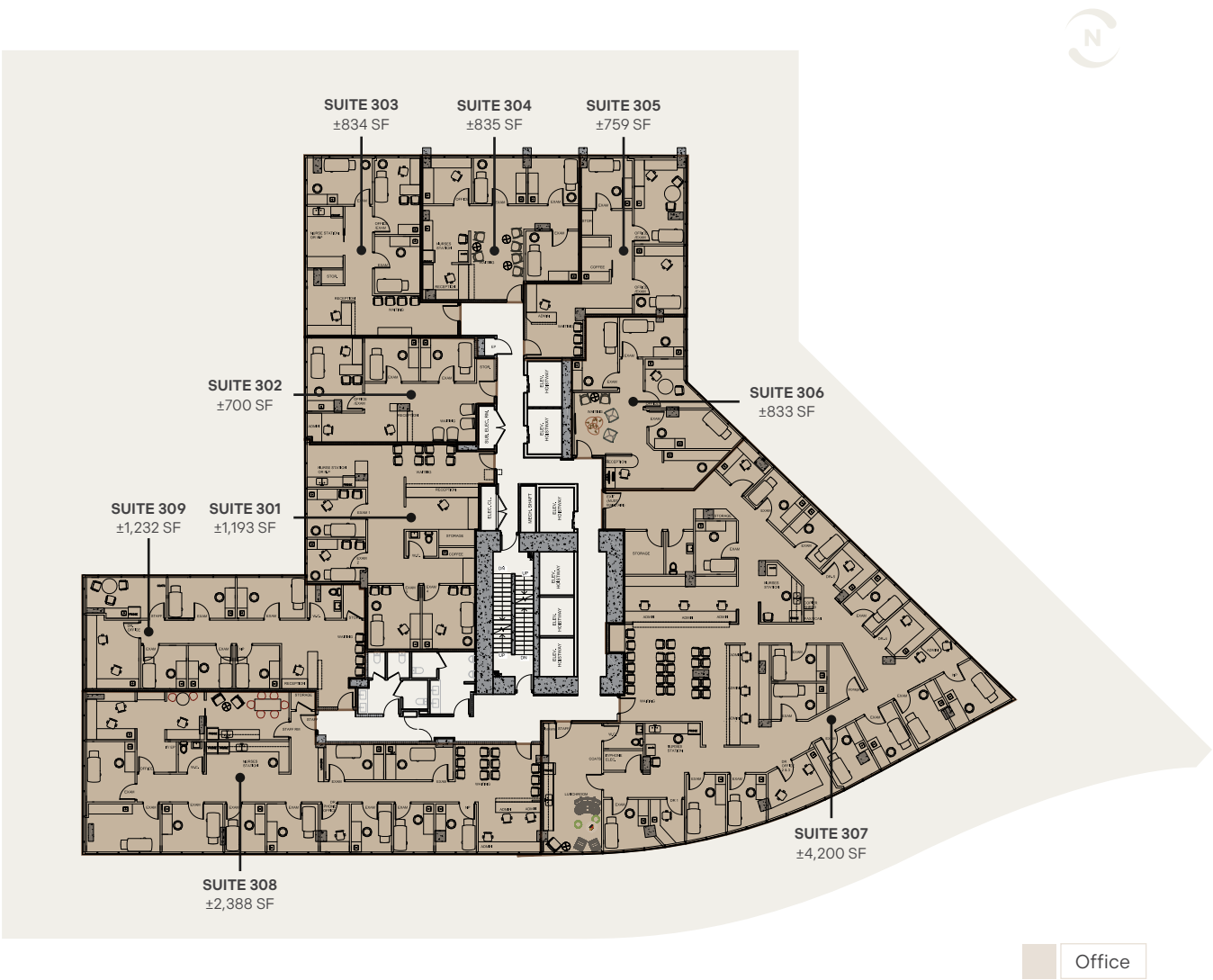
Commercial Lobby

Outdoor Amenity



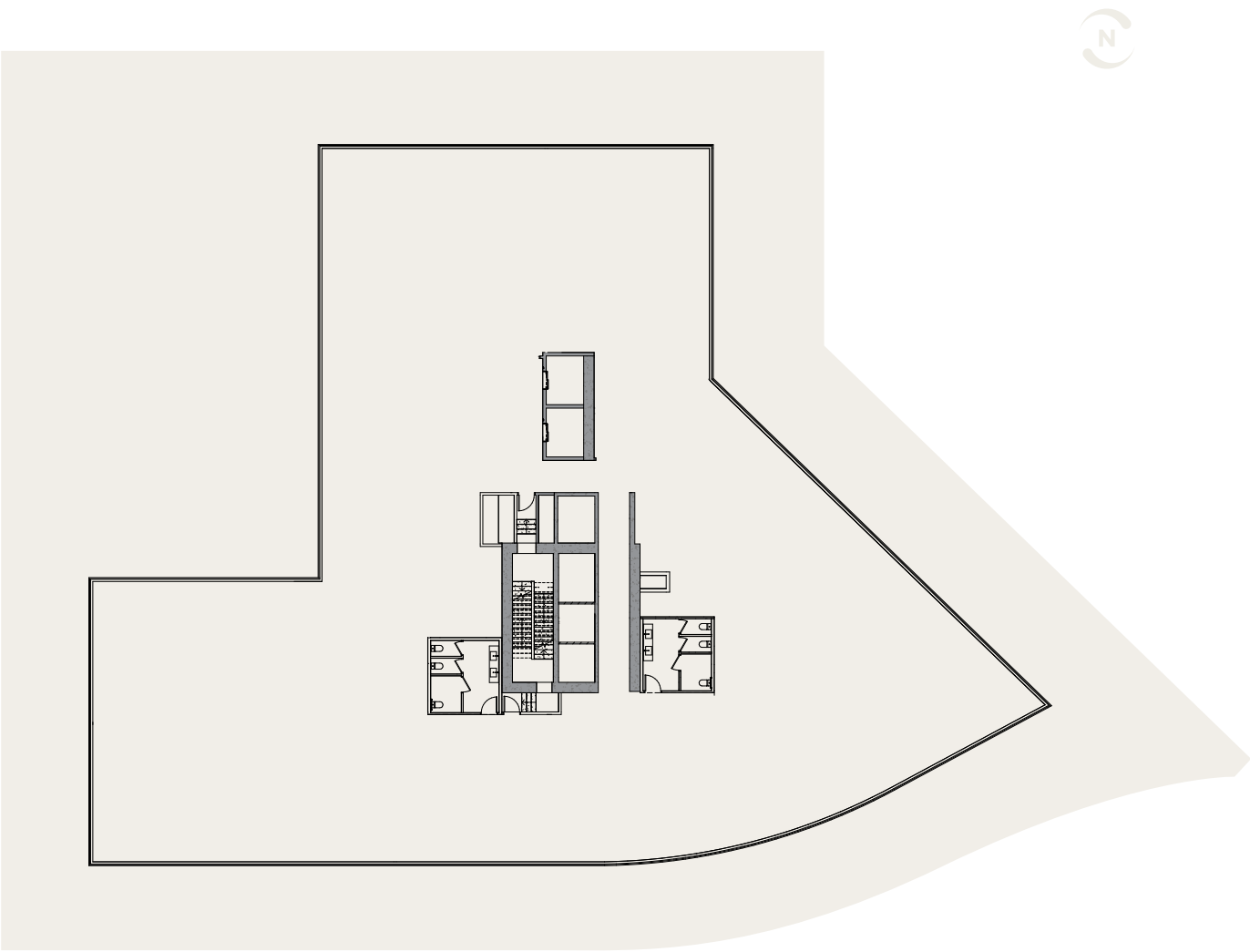
Medical Office Suites

Level 2 | Hypothetical Medical Floorplan



Medical Office Suites

Levels 3-5 | Typical Full Floor





Ready for Your Care

Surrey is one of Metro Vancouver’s fastest-growing cities — and its healthcare needs are growing with it. With the highest concentration of young families in the region, the demand for community-based medical services has never been stronger. Atlas Tower puts practitioners at the centre of it all. Directly across from Surrey Memorial Hospital and steps from Simon Fraser University’s brand-new medical school opening Fall 2026, this is where the next generation of Surrey healthcare takes root.

Surrey’s Estimated Supply Mix			Physiotherapy, Chiro, & Rehab ~20% Stable
	Pharmacy & Retail Medical ~25% Established		Family Practice / Urgent Care ~20% Actively Expanding
	Dental & Orthodontics ~20% Stable		Specialized Consultative Medicine ~15% Highest Growth Sector

6,000+

babies born annually at Surrey Memorial Hospital — fueling demand for prenatal and postpartum care

1,400+

high-risk heart and stroke patients treated annually, seeking outpatient rehabilitation in the community

Number 1

highest concentration of young families in Metro Vancouver, driving pediatric care demand

Growing

waitlists for routine scans and blood work creating immediate opportunity for community providers

Simon Fraser University

Medical School opening Fall 2026 — bringing the next generation of practitioners to Surrey’s doorstep

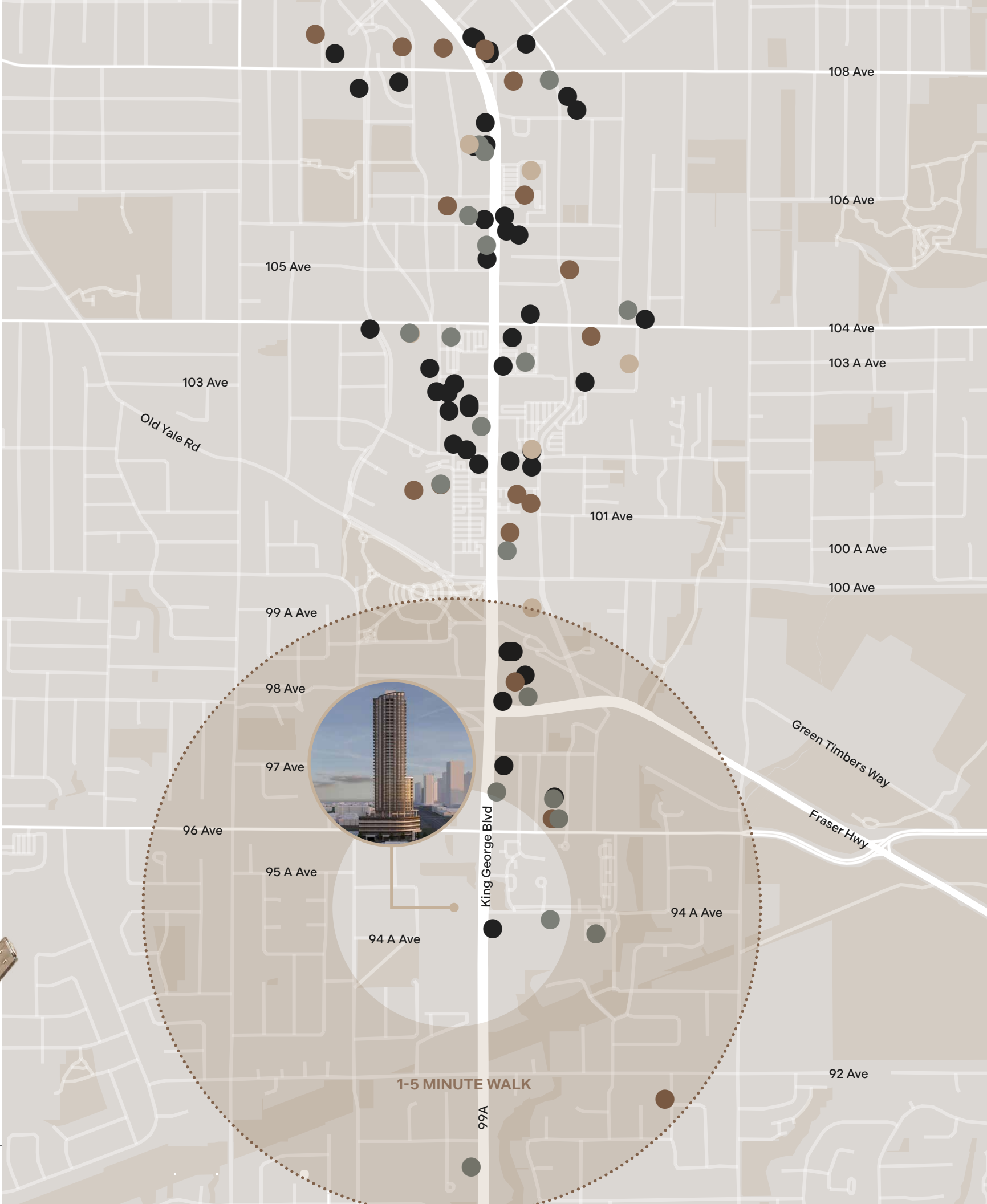
Sources:
www.healthandtechnologydistrict.com
www.surrey.ca



The City is at Your Doorstep

Atlas Tower sits at the confluence of Surrey's most vibrant amenities, giving tenants and their patients a neighbourhood that works as hard as they do. Dining, retail, and everyday essentials are minutes away at Surrey Centre and Central City mall. King George Boulevard places the rest of Metro Vancouver within easy reach by car or SkyTrain. Surrey Memorial Hospital is right across the street, and with SFU's new medical school, the energy of the city's growing healthcare community will be closer than ever.

 Restaurants & Dining	45
 Retail	18
 Pharmacy & Drug Retailers	19
 Fitness & Recreation	5





A Community On the Rise

Surrey is experiencing one of the most significant periods of growth in Metro Vancouver’s history. Eight major mixed-use developments are bringing a combined 2.4 million square feet of new office space to the district in the coming years. Tens of thousands of new workers, residents, and daily visitors are arriving and bringing healthcare demand with them. Take advantage of this generational opportunity to establish your practice on the ground floor of a community being built in real time.

2025	1 Mile	3 Miles	5 Miles
Total Population	50,035	302,356	671,734
Projected Population (2030)	56,429	330,992	729,463
Total Households	15,302	87,612	202,767
Median Household Income	\$90,890	\$96,214	\$106,495
Median Age	33.6	34.9	36.5



Atlas Tower sits at the intersection of two of Surrey’s most significant health and education anchors. Directly across the street, Surrey Memorial Hospital — one of BC’s largest acute care facilities with over 600 beds — drives a steady and growing demand for the community-based medical services. Blocks away, Simon Fraser University’s new medical campus is putting down roots in Surrey City Centre, bringing the next generation of physicians, researchers, and health professionals into the neighbourhood. The community demand each generates flows directly to the practitioners who build their practice here.

For practitioners looking to establish or expand, Atlas Tower puts your practice at the centre of it all.



Nearby Connections	Driving	Bus/SkyTrain
Downtown Surrey	9 Mins	16 Mins
Langley	36 Mins	1 Hr, 24 Mins
Burnaby	29 Mins	35 Mins
Downtown Vancouver	52 Mins	53 Mins



Bus Station



SkyTrain Station

Simon Fraser University

Central City Mall

FRASER HWY

96 AVE

KING GEORGE BOULEVARD

137ST

Surrey Memorial Hospital
600+ Beds

Atlas Tower
Fixturing Q4 2028



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A detailed architectural rendering of a tall, modern skyscraper with a curved facade and many windows. The building is set in an urban environment with other buildings and a road visible in the background. The sky is a clear blue with some light clouds.

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