

Corporate Report

NO: R261

COUNCIL DATE: October 18,

2004

REGULAR COUNCIL

TO: **Mayor &
Council** DATE: **October 12,
2004**

FROM: **General Manager,
Engineering** FILE: **0930-30/118**

SUBJECT: **Lease of Office Premises in the North Surrey
Recreation Centre at 10275 - 135 Street**

RECOMMENDATION

That Council approve a new 5 year lease of two office premises having 520 ft.² (48.3 m²) and 1,142 ft.² (118.5 m²) in area within the North Surrey Recreation Centre.

BACKGROUND

Steven Mah (1994) Physiotherapist Corporation currently leases from the City two office premises of 520 ft.² and 1,036 ft.², both located on the main floor of the recreation centre. The tenant commenced occupation of the 520 ft.² premises in October 1992 for use as an orthopaedic and physiotherapy clinic, and expanded his business operations into an additional space of 1,036 ft.² in November 1999. The existing lease of these two office spaces expires in November 2004.

DISCUSSION

The City is currently upgrading the North Surrey Recreation Centre. As a result of these works, the tenant is required to relocate from his existing 1,036 ft.² main level premises to a new, self-contained, 1,142 ft.² second floor space. The tenant will also continue to lease the 520 ft.² main level premises. As the lease of the existing premises will expire in November 2004, the City has negotiated terms for a 5 year lease of the proposed new 1,142 ft.² premises and the existing 520 ft.² premises commencing November 1, 2004.

CONCLUSION

Steven Mah (1994) Physiotherapist Corporation has been leasing space at North Surrey Recreation Centre since October 1992 for the operation of a physiotherapy clinic. The existing lease of two main floor office premises is due

to expire in November 2004 and City staff and the tenant have negotiated a new lease. It is recommended that Council approve a 5 year lease of 520 ft.² (first floor) and 1,142 ft.² (second floor) office premises at the North Surrey Recreation Centre to Steven Mah (1994) Physiotherapist Corporation. The lease will provide termination provisions for either party with six months' written notice.

Paul Ham, P.Eng.
General Manager, Engineering

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Appendices:

- I. Site Map
- II. Aerial Photograph of Site