

**13696 104 AVENUE, SURREY**

**RARE STANDALONE PROPERTY IN SURREY CITY CENTRE**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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## 13696 104 Avenue, Surrey

Prime opportunity to lease a standalone 5,329 SF building in the heart of Surrey City Centre. This highly visible property features 16 dedicated parking stalls and is ideally suited for a developer's display centre, showroom, or professional office. Located 6 min walk to the Surrey Central SkyTrain Station, the site offers excellent transit access and exposure in a rapidly growing urban hub. Surrounded by high-density residential and commercial developments, including King George Hub and Holland Park, this location provides exceptional visibility and walkability. Rarely available space with flexibility and prominence in one of Metro Vancouver's fastest-growing urban centres.



Rare Standalone  
Property in Surrey  
City Centre



16 on site  
parking stalls



Walking distance  
to Surrey Central  
Skytrain Station



High visibility  
and signage on  
104 Avenue



AVAILABLE  
OCT 1, 2025



MAIN FLOOR: 2,498 SF | 2ND FLOOR: 2,831 SF



## Salient Facts

LOT SIZE	± 10,515 SF
BUILDING SIZE	± 5,329 SF
PARKING	16 Stalls
ZONING	C-8
BASIC RENT	\$20.00/FT
ADDITIONAL RENT	\$14.27/FT
MONTHLY RENT	\$15,218 (plus GST)



**GEORGETOWN TWO DEVELOPMENT**  
BY ANTHEM. 31-STOREY TOWER OF STUDIO,  
ONE-AND TWO-BEDROOM HOMES.

**KING GEORGE STATION**

**SFU SURREY CAMPUS**

**EXPO LINE**

**SURREY CENTRAL STATION**

**MCDONALD'S**

**CENTRAL CITY SHOPPING CENTRE**

**BMO**

**LONDON DRUGS**

**BURGER KING**

**STARBUCKS**

**WHALLEY BLVD**

**SUBJECT PROPERTY**

#### DRIVING DISTANCES

**KING GEORGE BLVD 3 MIN DRIVE**

**SURREY CENTRAL STATION 3 MIN DRIVE**

**SFU SURREY CAMPUS 4 MIN DRIVE**

**DOWNTOWN VANCOUVER 42 MIN DRIVE**

**89**  
EXCELLENT  
TRANSIT

**83**  
VERY  
WALKABLE

**75**  
VERY  
BIKEABLE

**104 AVE**

## Located in Vibrant Surrey City Centre

Surrey City Centre blends vibrant urban living with superb transit connectivity and a thriving commercial scene. At its heart, the Expo Line SkyTrain runs through four stations—Scott Road, Gateway, Surrey Central, and King George—linking residents directly to downtown Vancouver and beyond. The Surrey Central station doubles as a major bus exchange, making it easy to reach nearby communities. Central City Mall features over 130 shops and restaurants alongside SFU's Surrey campus and office towers. Within the Health & Technology District, you'll find vibrant new developments like King George Hub—offering retail, cafes, and office space adjacent to Holland Park and Surrey Memorial Hospital. The Downtown Surrey BIA supports over 1,400 local businesses, ensuring a lively streetscape.