

**AVISON
YOUNG**

For Lease

Station Tower
13401 108th Avenue
Surrey, BC

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13401 108th Avenue

Surrey, BC

Property details

YEAR BUILT
1994

ELEVATORS
5 passenger, 1 freight

SECURITY
On-site, on-site 24-hour security, card access throughout and telephone entry system

BUILDING OPERATING HOURS
8:00am - 6:00pm, Mon-Fri

TELECOM
Multiple service providers offering redundancy capability

LEASE RATE
Please contact listing agents

OPERATING COSTS & TAXES
\$20.44 psf (2025 est.)

PARKING
One (1) stall per 750 sf
Secure underground stalls:
\$180 random gated
\$230 reserved gated

Building

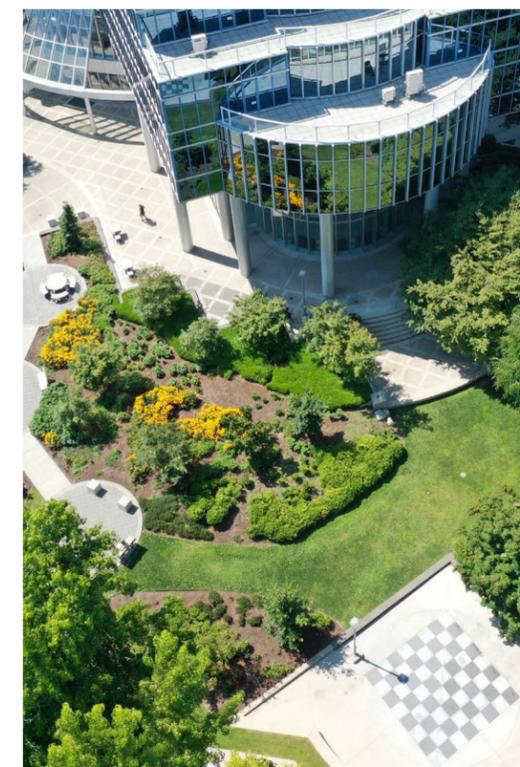
Station Tower at Gateway SkyTrain Station is one of Metro Vancouver's premier suburban office towers. The property is strategically located in the heart of Surrey's City Centre, north of 108th Avenue and west of King George Boulevard. This 18-storey office tower is part of a 20-acre, campus-like setting overlooking the Fraser River and offering breathtaking views. Station Tower comprises 220,000 square feet of Class A office accommodation with excellent amenities for tenants including a complete fitness room as well as retail and restaurant facilities.

Amenities

-  On the Gateway SkyTrain station
-  Fitness, restaurant facilities, banking, drug store and grocery on site
-  Professionally managed

Availabilities

SUITE	SIZE	AVAILABILITY
Suite 501	1,346 sf	Immediately
6th floor	17,590 sf	Immediately
7th floor	13,914 sf	Immediately
8th floor	12,380 sf	Immediately
Suite 1010	3,484 sf	Immediately
Suite 1250	6,612 sf	Immediately
Suite 1730	2,647 sf	June 1, 2026



DEMISING FLOOR PLAN

6th floor - 17,590 sf



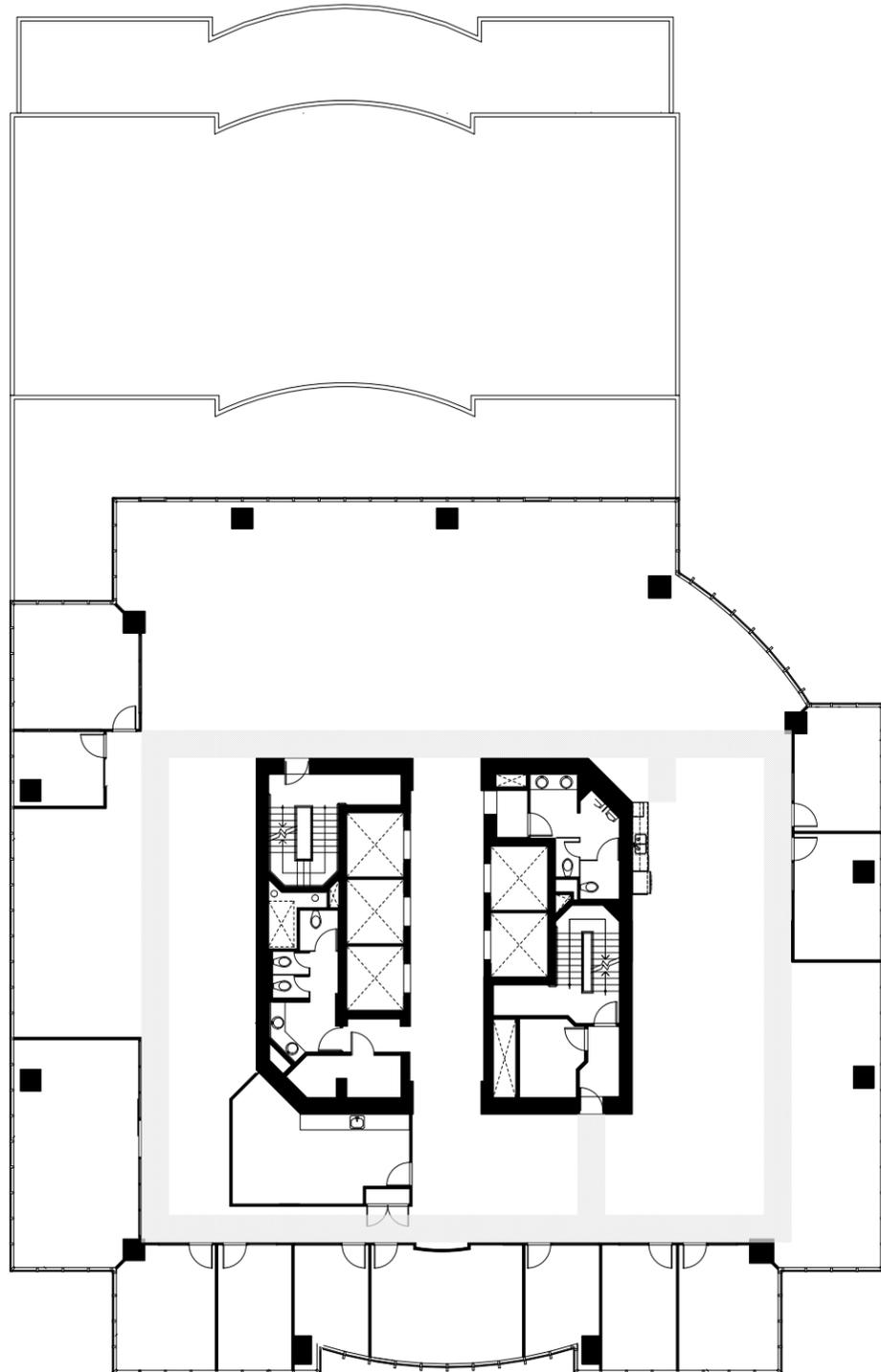
DEMISING FLOOR PLAN

7th floor - 13,914 sf



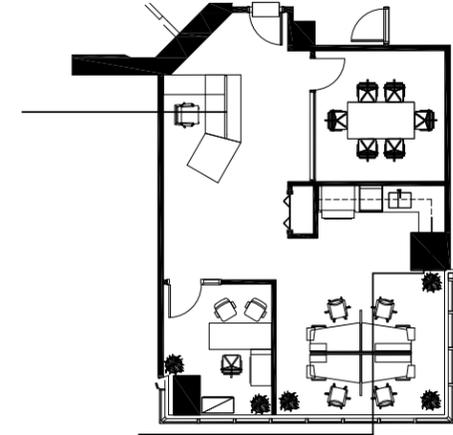
FLOOR PLAN

8th floor - 12,380 sf



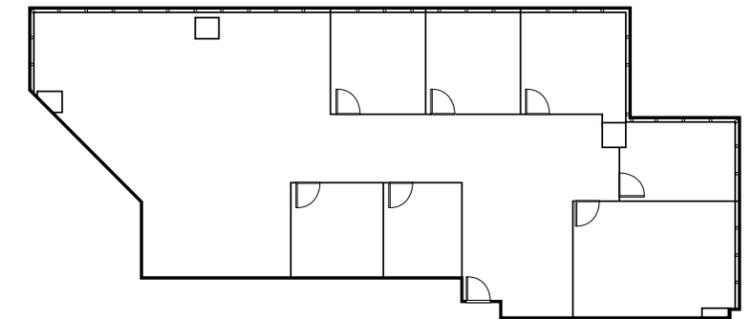
FLOOR PLAN

5th floor
Show suite 501
1,346 sf



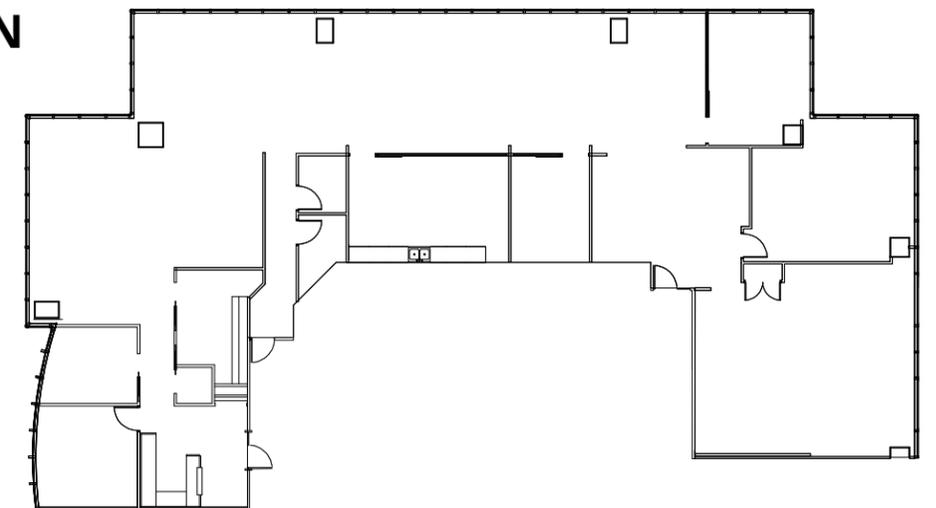
FLOOR PLAN

10th floor
Suite 1010
3,484 sf



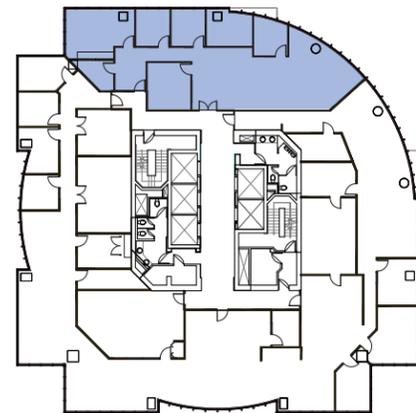
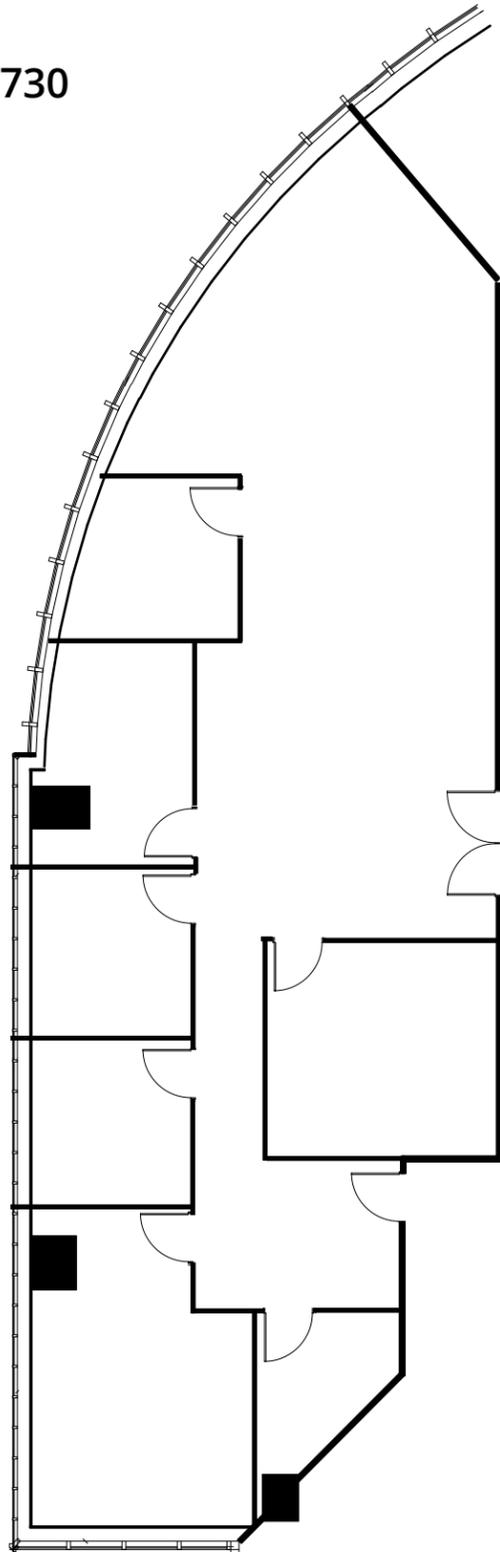
FLOOR PLAN

12th floor
Suite 1250
6,612 sf



FLOOR PLAN

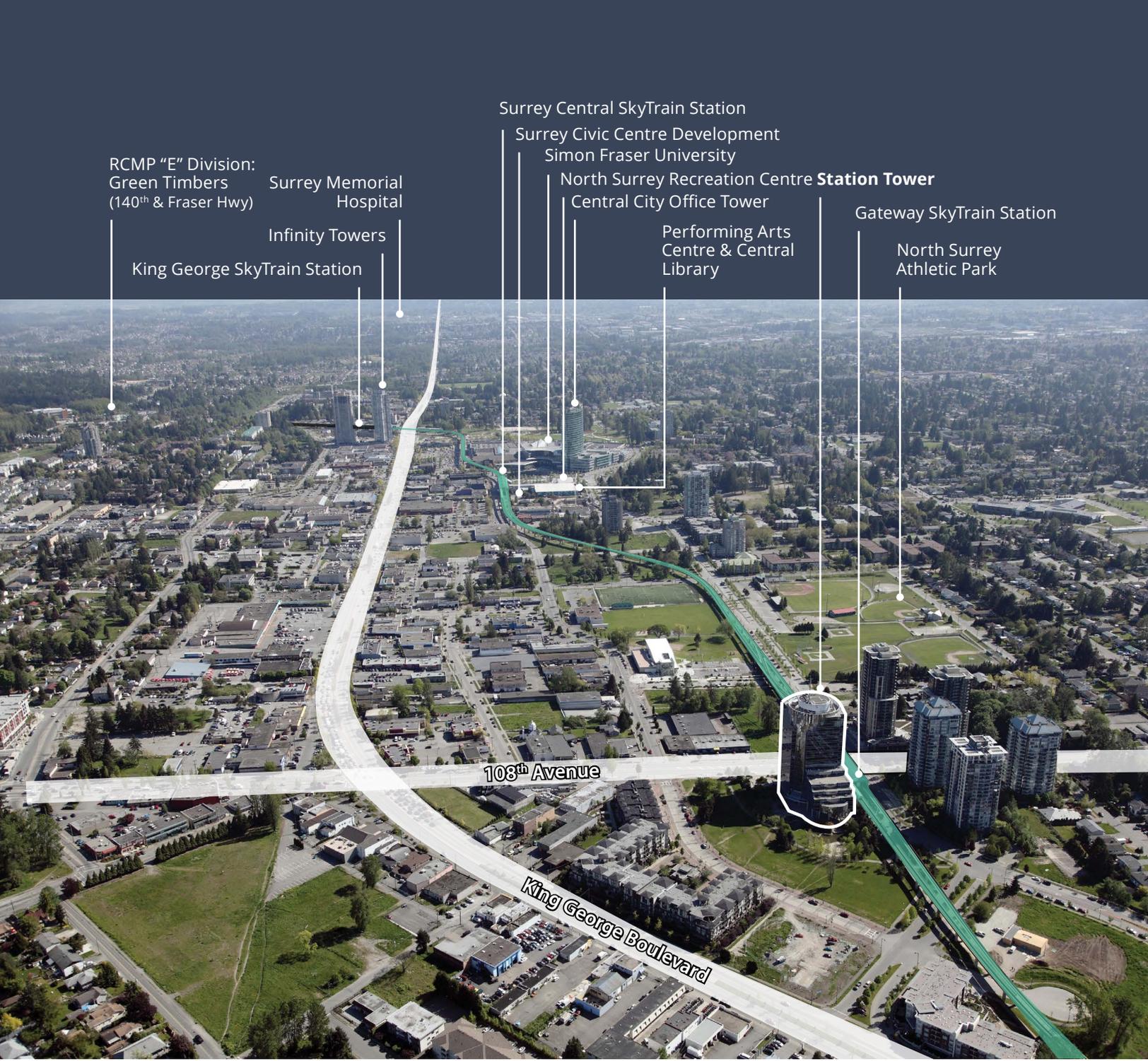
17th floor
Show suite 1730
2,647 sf



SHOW SUITE 1730

Available June 1, 2026





RCMP "E" Division:
Green Timbers
(140th & Fraser Hwy)

Surrey Memorial
Hospital

Infinity Towers

King George SkyTrain Station

Surrey Central SkyTrain Station

Surrey Civic Centre Development
Simon Fraser University

North Surrey Recreation Centre
Central City Office Tower

Performing Arts
Centre & Central
Library

Station Tower

Gateway SkyTrain Station

North Surrey
Athletic Park

103th Avenue

King George Boulevard

Contact us for more information

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**CANADA BEST
MANAGED
COMPANIES**
Platinum member

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