

PREMIUM OFFICE SPACE FOR LEASE

SUITE 609

13761 96 AVENUE

Surrey, BC



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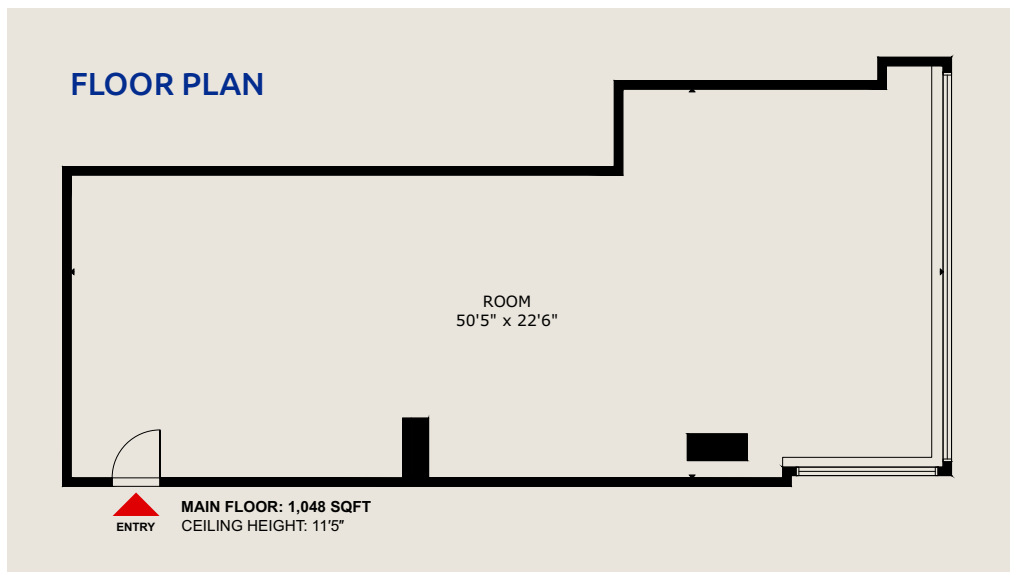
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Surrey, BC

OPPORTUNITY

Rare opportunity to lease premium office space in City Centre 3, located in the heart of Surrey's dynamic Health & Technology District. This brand-new 1,048 SF unit features two dedicated parking stalls, exceptional visibility, and immediate access to Surrey Memorial Hospital and King George SkyTrain Station. Ideal for medical or professional uses, City Centre 3 offers unmatched exposure in Canada's fastest-growing innovation corridor.





BUILDING DETAILS

- » Secure video enterphone system for controlled after-hours building access
- » Prominent street frontage offering strong visual identity and brand exposure
- » Contemporary architectural design with a distinctive, modern aesthetic
- » Durable concrete construction ensuring long-term structural integrity
- » Expansive windows providing abundant natural light throughout
- » Advanced building infrastructure, including high-performance mechanical and electrical systems
- » Access to premium fitness amenities, including a fully equipped gym, yoga studio, secure change rooms with showers, and a dedicated staff lounge
- » LEED® Gold

PREMISES DETAILS

ADDRESS

#609 13761 96 Ave Surrey

AVAILABLE SPACE

1,048 SF

PARKING

2 stalls

ZONING

CD

BASE RENT

Please Contact Listing Agent

ADDITIONAL RENT

\$18.46 PSF/annum

AVAILABILITY

Immediate

Walk Score

73

VERY WALKABLE

Most errands can be accomplished on foot

Transit Score

80

EXCELLENT TRANSIT

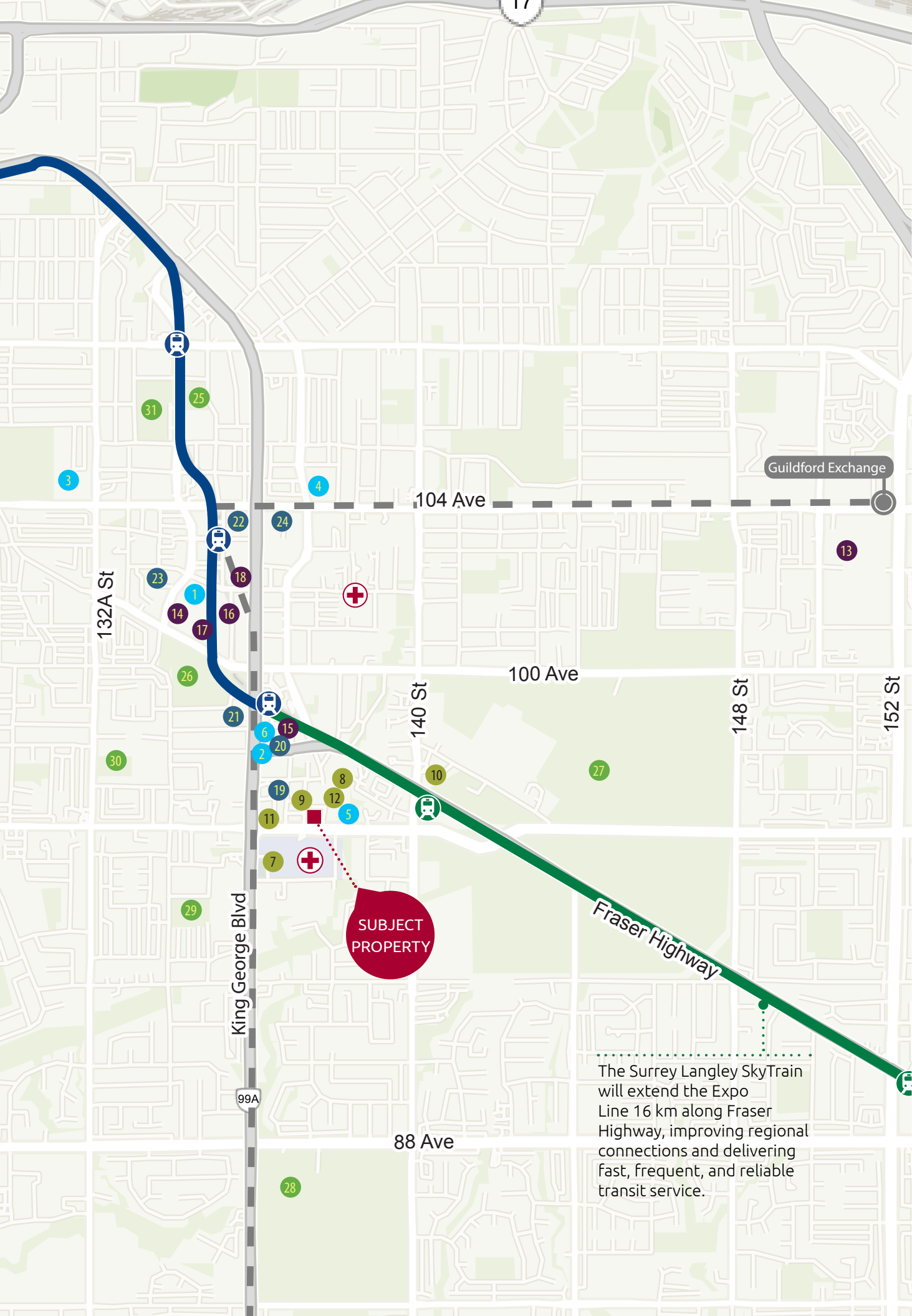
Transit is convenient for most trips

HEALTH & TECHNOLOGY DISTRICT

Surrey's Health & Technology District is a rapidly expanding innovation hub located in the heart of Surrey City Centre, directly across from Surrey Memorial Hospital and steps from King George SkyTrain Station. This purpose-built ecosystem brings together over 221 organizations across digital health, life sciences, medtech, biotech, and education—creating a vibrant cluster of startups, multinational firms, and research institutions. Anchored by the City Centre 1–4 office towers, with additional phases in development, the district features state-of-the-art infrastructure including wet labs, coworking space, and advanced building systems.

With strong ties to UBC, SFU and Fraser Health, the district supports groundbreaking research, clinical services, and talent development. Nearly \$2 billion has been invested into local health and education infrastructure, with the area expected to generate over 15,000 jobs and \$1.1 billion in annual economic output. Designed for cross-sector collaboration and innovation, the Health & Technology District is transforming Surrey into a leading destination for health-tech advancement in Canada.

Click [here](#) or scan the QR code on the right to learn more



The Surrey Langley SkyTrain will extend the Expo Line 16 km along Fraser Highway, improving regional connections and delivering fast, frequent, and reliable transit service.

NEARBY AMENITIES

- **EDUCATION**
 1. Simon Fraser University & SFU Medical School
 2. UBC Surrey (Upcoming)
 3. Kwantlen Park Secondary School
 4. Douglas College
 5. Western Community College
 6. Excel Community College
 - **HEALTH**
 7. Surrey Memorial Hospital
 8. Laurel Place Care Centre
 9. LifeLabs
 10. Jim Pattison Outpatient Care and Surgery Centre
 11. Shirley Dean Pavilion
 12. Kinsmen Lodge
 - **SHOPPING & RETAIL**
 13. Guildford Town Centre
 14. Surrey Central Mall
 15. Save-on-Foods
 16. Staples
 17. Club 16 Trevor Linden Fitness
 18. F45 Training

- **FOOD & DRINK**
 19. Browns Social House
 20. Ruex Cafe and Bar
 21. Combine Cafe & Bar
 22. Dominion Bar + Kitchen
 23. Nemesis Coffee Surrey Pavilion
 24. Starbucks
 - **PARKS & RECREATION**
 25. Chuck Bailey
 26. Holland Park
 27. Green Timbers
 28. Bear Creak
 29. Queen Elizabeth Park
 30. A.H.P. Matthew Park
 31. Whalley Athletic Park
- Expo Line
 - Surrey Langley SkyTrain
 - - R1 Rapid Bus
 - + Surrey Memorial Hospital
 - Health & Technology District

Travel Times

Central City	King George Station	Guildford Town Centre
6min	6min	8min
Port Mann Bridge	Pattullo Bridge	Township of Langley
10min	12min	30min
		Downtown Vancouver
		40min



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