

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

New Pricing!

## For Sale - High Quality Move-In Ready Office Space in City Centre 1

#1101 & 1102 -13737 96 AVENUE, SURREY, BC

Opportunity to purchase a fully finished office space in City Centre 1. This south facing 11th floor unit is 2,676 square feet and offers impressive views. The space is built-out to a high standard including a reception/waiting area, several offices, boardroom, a kitchen/staff room, and registered as two separate strata lots for future flexibility. Five side by side parking stalls are included in the purchase price and additional visitor stalls within the building for clients.

### Jason Teahen

Personal Real Estate Corporation  
Executive Vice President  
+1 604 661 0847  
jason.teahen@colliers.com

### Vanell Wong

Transaction Manager  
+1 604 661 0876  
vanell.wong@colliers.com

## DETAILS

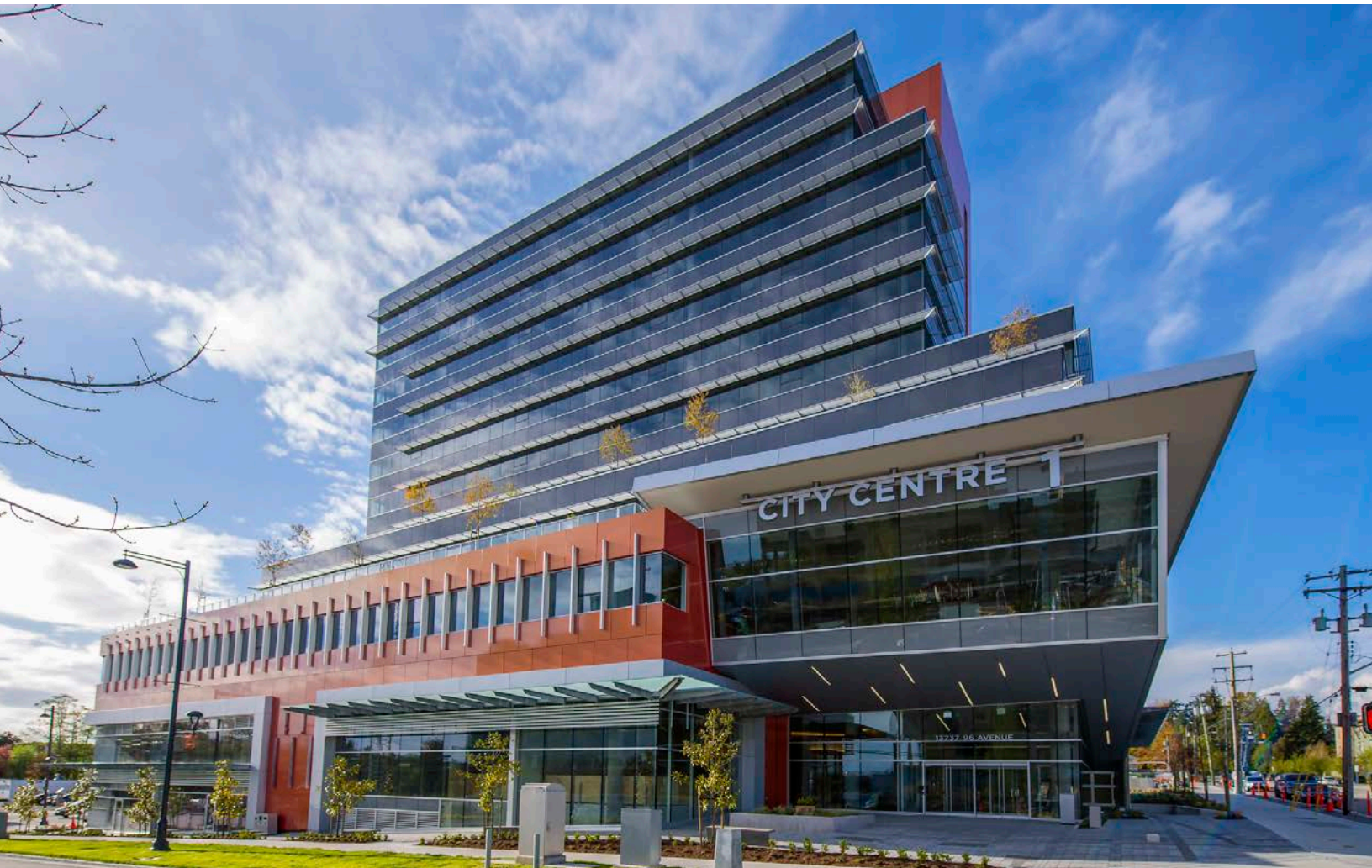
<b>Available Space:</b>	Suite 1101 & 1102	
<b>Useable Area:</b>	Unit 1101: 1,734 SF	Unit 1102: 942 SF
	<b>Total:</b>	<b>2,676 SF</b>
<b>PID(s):</b>	029-314-071 & 029-314-089	
<b>Asking Price:</b>	\$2,999,999	
<b>Available:</b>	Immediate	
<b>Strata Fees:</b>	Unit 1101: \$713.29	Unit 1102: \$387.49
	<b>Total:</b>	<b>\$1,110.79</b>
<b>Gross Taxes (2025):</b>	Unit 1101: \$18,506.20	Unit 1102: \$10,490.75
	<b>Total:</b>	<b>\$28,996.95</b>
<b>Parking:</b>	5 designated side by side stalls	

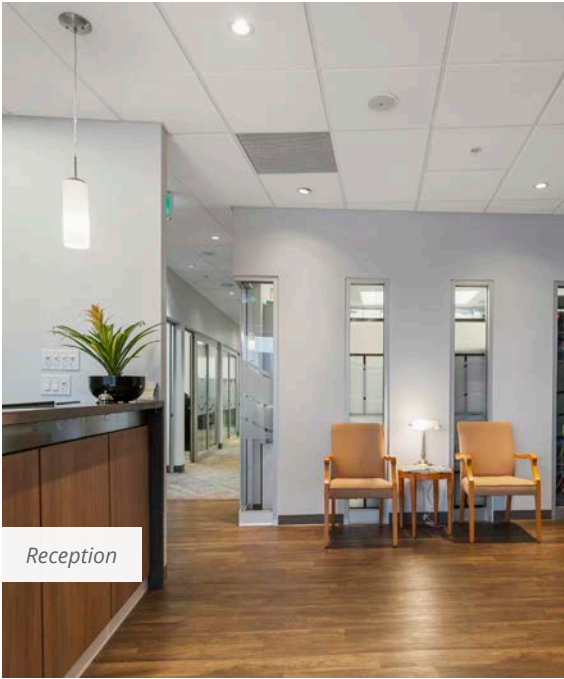
## SUITE FEATURES

- Reception/waiting area
- Private offices
- Kitchen/staff room
- South facing views
- Boardroom
- 5 side by side designated parking stalls

## LOCATION

Immerse your business in the epicenter of BC's fastest growing city. City Centre 1 is located along a major artery with a short walk to the King George SkyTrain Station, and across the street from Surrey Memorial Hospital, Urgent Care Centre and many medical professionals in the area - making this a target destination for any growing business. The amenities in the project include Starbucks, Subway, Quesada Restaurant, Freshii, Lifelabs and a variety of other medical/health establishments.





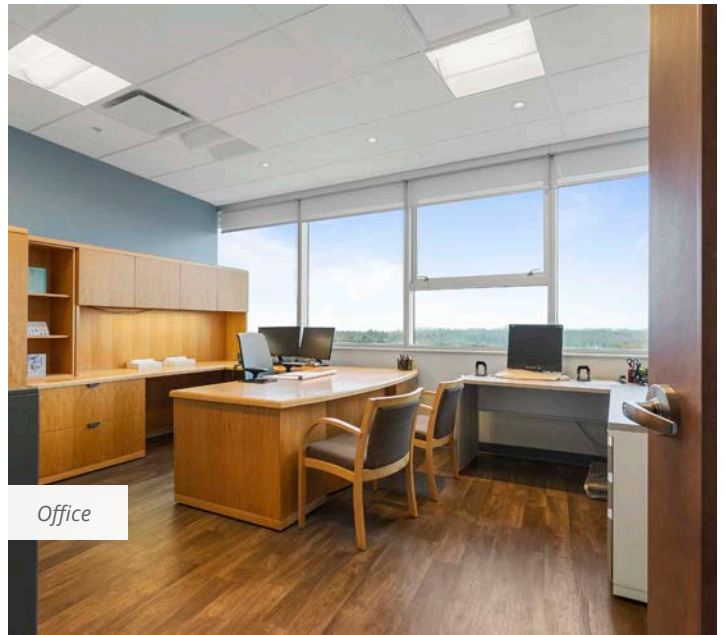
Reception



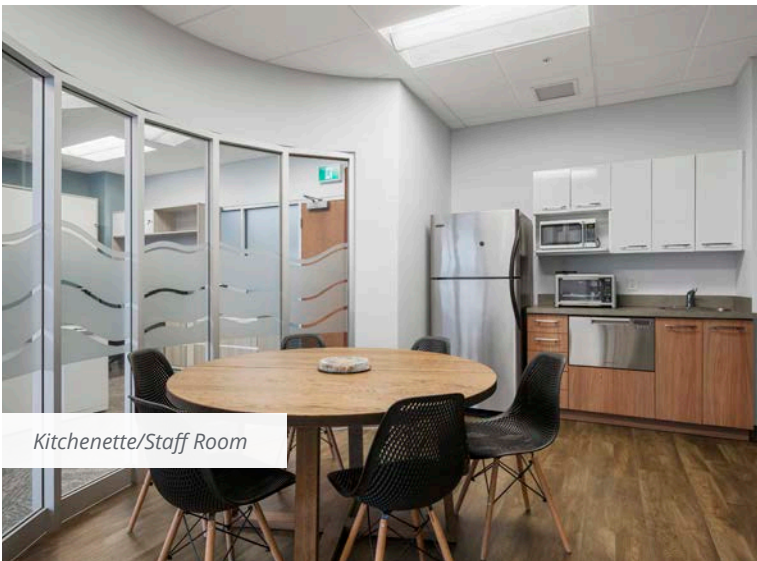
Waiting Area/Open Area



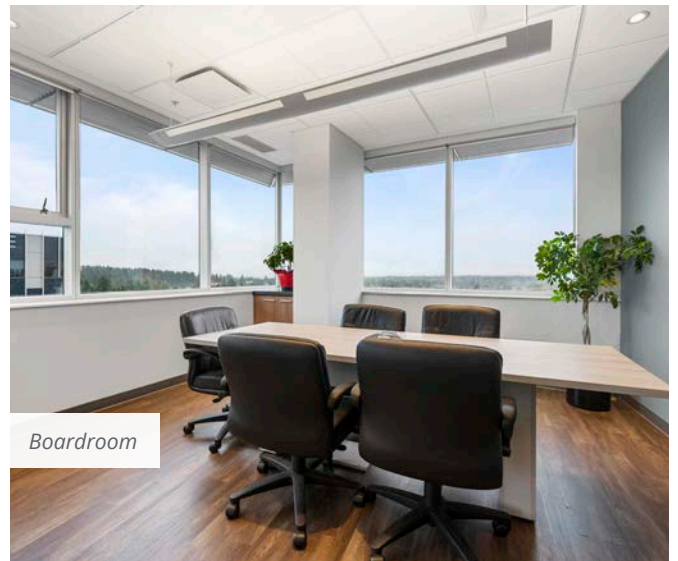
Office



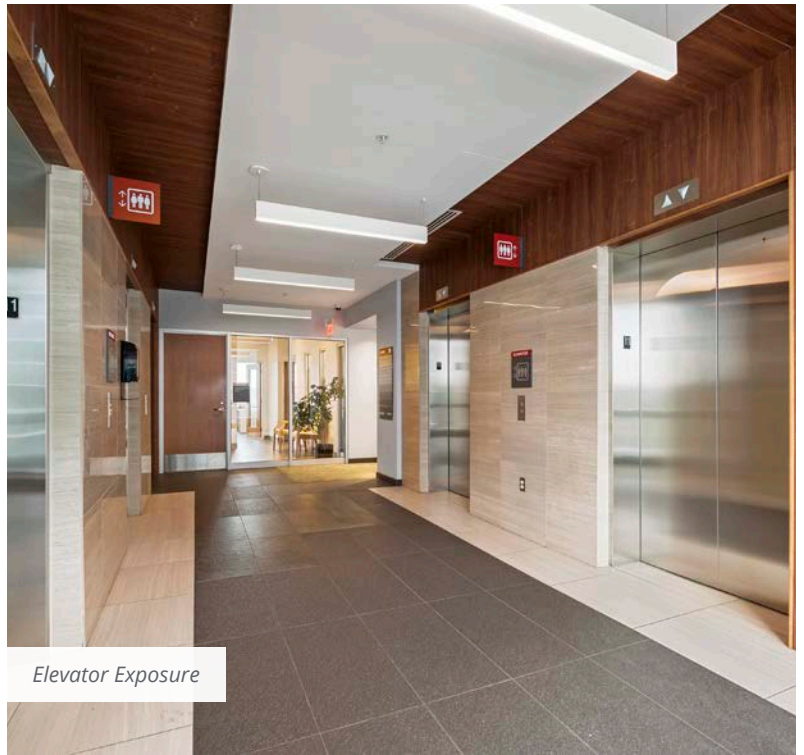
Office



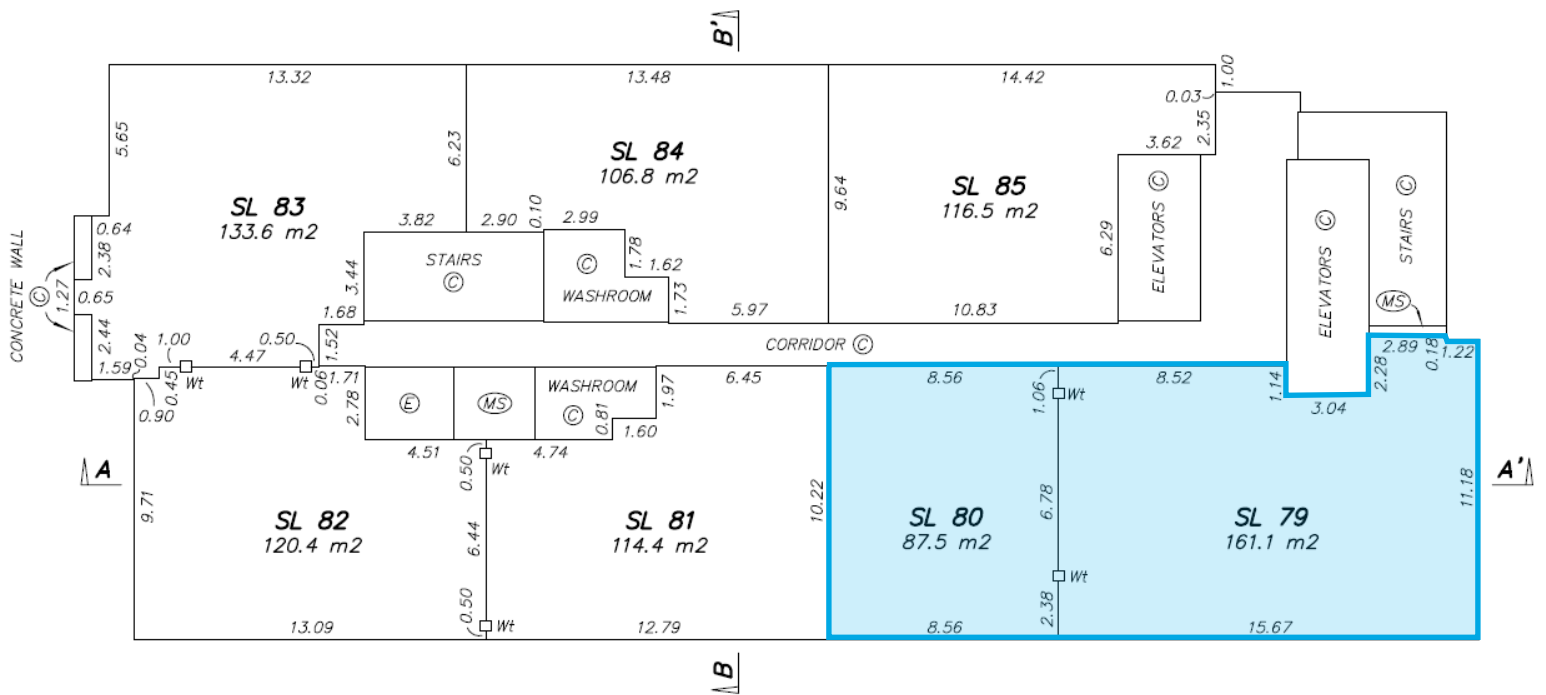
Kitchenette/Staff Room



Boardroom



# FLOOR PLAN





CITY CENTRE 1 | #1101 & 1102 -13737 96 AVENUE, SURREY, BC

**Jason Teahen**

Personal Real Estate Corporation  
Executive Vice President  
+1 604 661 0847  
jason.teahen@colliers.com

**Vanell Wong**

Transaction Manager  
+1 604 661 0876  
vanell.wong@colliers.com

Copyright © 2021 Colliers International. This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). Copyright © 2026 Colliers Vancouver



[collierscanada.com](https://www.collierscanada.com)

Accelerating success.