

# For Lease

## Centre on 96<sup>th</sup>

D245/D245M- 19358 96 Avenue, Surrey

UNIT SIZE	BASIC RENT	ADDITIONAL RENT (2026)	MONTHLY MANAGEMENT FEE	MONTHLY GROSS RENT	AVAILABILITY	TERM LENGTH
3,106 sf	\$19.50 psf	\$7.82	\$354.60	\$7,425.93	Immediate	3 – 5 years

## Unit features



Desirable rear-loading front office configuration



Mezzanine space



12' (W) by 14' (H) grade level loading



Two (2) washrooms



20' clear ceiling heights



Sprinklered

**Ilya Tihanenoks**, Principal  
604 260 1869  
ilya.t@avisonyoung.com

**Gord Robson\***, Principal  
604 647 1331  
gord.robson@avisonyoung.com  
*\*Personal Real Estate Corporation*

**Riley Stephen**, Sales Assistant  
604 757 4924  
riley.stephen@avisonyoung.com

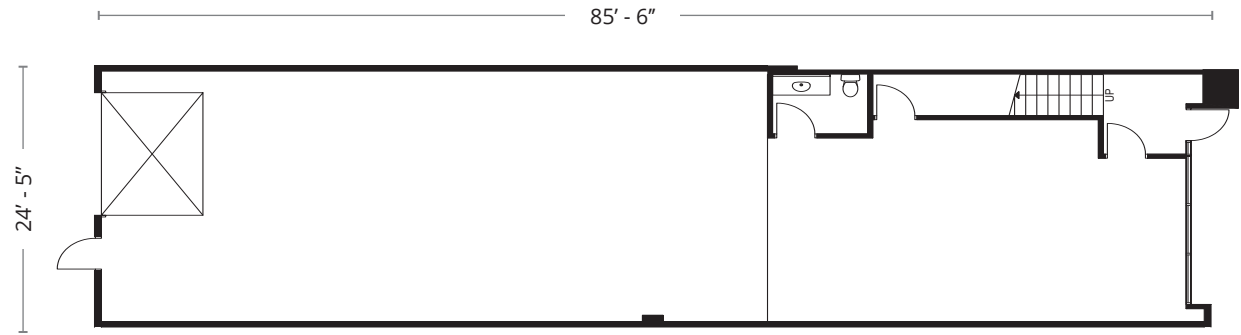
wesgroup

AVISON  
YOUNG

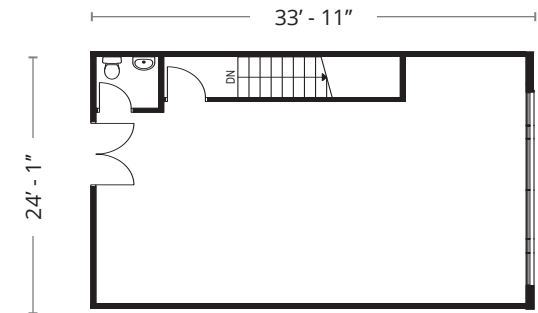
# UNIT D245/D245M



Main floor	2,221 sf
Mezzanine	885 sf
<b>Total</b>	<b>3,106 sf</b>



Main floor



Mezzanine

**Ilya Tihanenoks**, Principal  
604 260 1869  
ilya.t@avisonyoung.com

**Gord Robson\***, Principal  
604 647 1331  
gord.robson@avisonyoung.com  
*\*Personal Real Estate Corporation*

**Riley Stephen**, Sales Assistant  
604 757 4924  
riley.stephen@avisonyoung.com

wesgroup

AVISON  
YOUNG