

FOR LEASE

PRIME CORNER OFFICE AVAILABLE IN SURREY CITY

~~#102~~ 13734 104TH AVENUE
SURREY, BC

3,927 SF
AVAILABLE IMMEDIATELY

REDUCED RATE



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CBRE



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THE OPPORTUNITY

Rare opportunity to lease contemporary, fully finished “Yaletown Style” office premises in the Surrey Centre (SFU) Guildford area. This bright open plan with oversized windows is easily identifiable as one of the most recognized corners. Vacant and ready for occupancy. ~~Landlord prefers 24-36 month term (will consider options).~~

BUILDING FEATURES



AIR
CONDITIONING



OVERSIZED
WINDOWS



SHOPPING & AMENITIES
NEARBY



CEILING HEIGHT
11 FEET



POLISHED
CONCRETE FLOORS

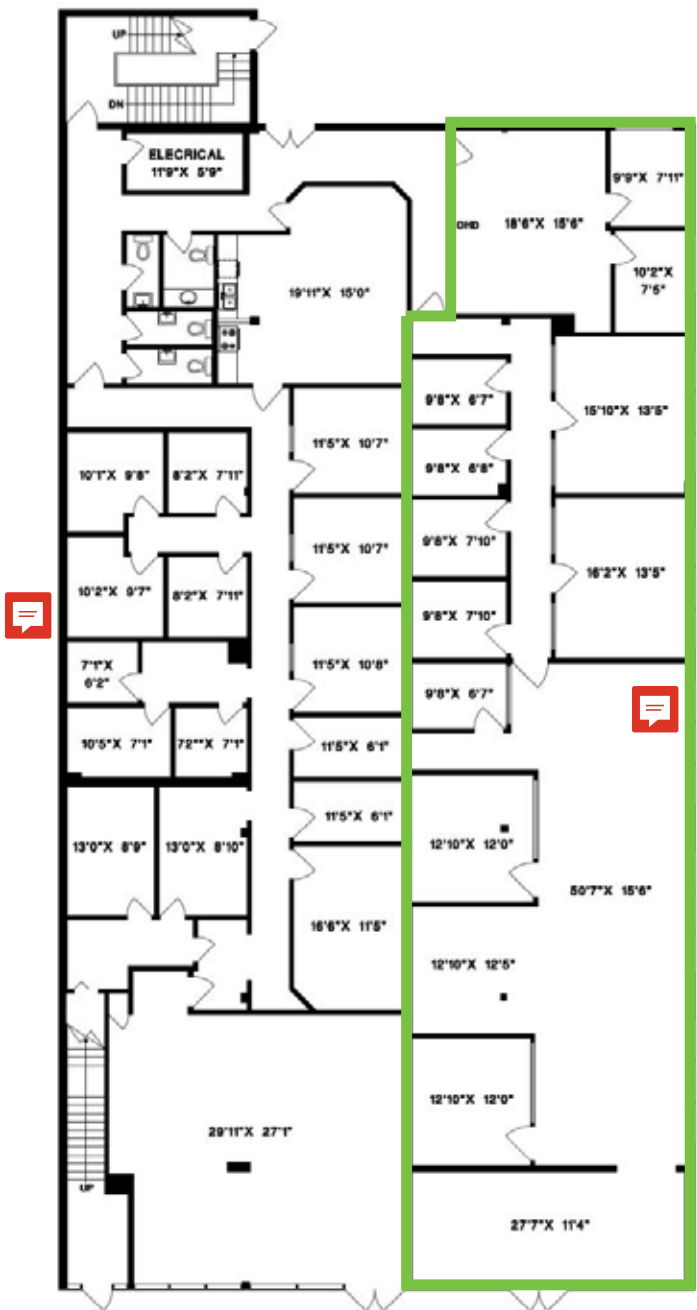


NEAR
SKYTRAIN STATION

“YALETOWN LOFT-LIKE” FINISHING

FACTS

- Available immediately
- High profile corner location
- Excellent signage - corporate identity
- 3,927 SF finished space
- Bright open plan with glass panel offices
- 5 secure at grade parking stalls at \$75 per stall per month
- Additional monthly parking next door
- On-site storage
- C-8 zoning (Retail & Office)
- Lease Rate \$19.00 PSF, net
- Taxes & Op. Costs \$8.11 PSF



Open Space



Meeting Room



Parking

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DEMOGRAPHICS

SURREY
BRITISH COLUMBIA

2020
POPULATION



10 MIN

247,654

20 MIN

908,145

ESTIMATED GROWTH
RATE 2010-2025



7%

7.3%

MEDIAN
AGE



38.3

38.9

AVG. HOUSEHOLD
INCOME



\$92,929

\$104,920

OWNED
DWELLINGS



80,872

306,012

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