



 **JLL** SEE A BRIGHTER WAY

For Sublease

Guildford Office Park

15225 104th Avenue, Surrey, BC
Suite 400 - 2,323 s.f.

SALIENT DETAILS



SUITE 400
2,323 s.f.



ASKING RATE
Please contact
listing agent



ADDITIONAL RENT
\$16.52 psf/pa
(2026 estimate)



AVAILABILITY
Immediately



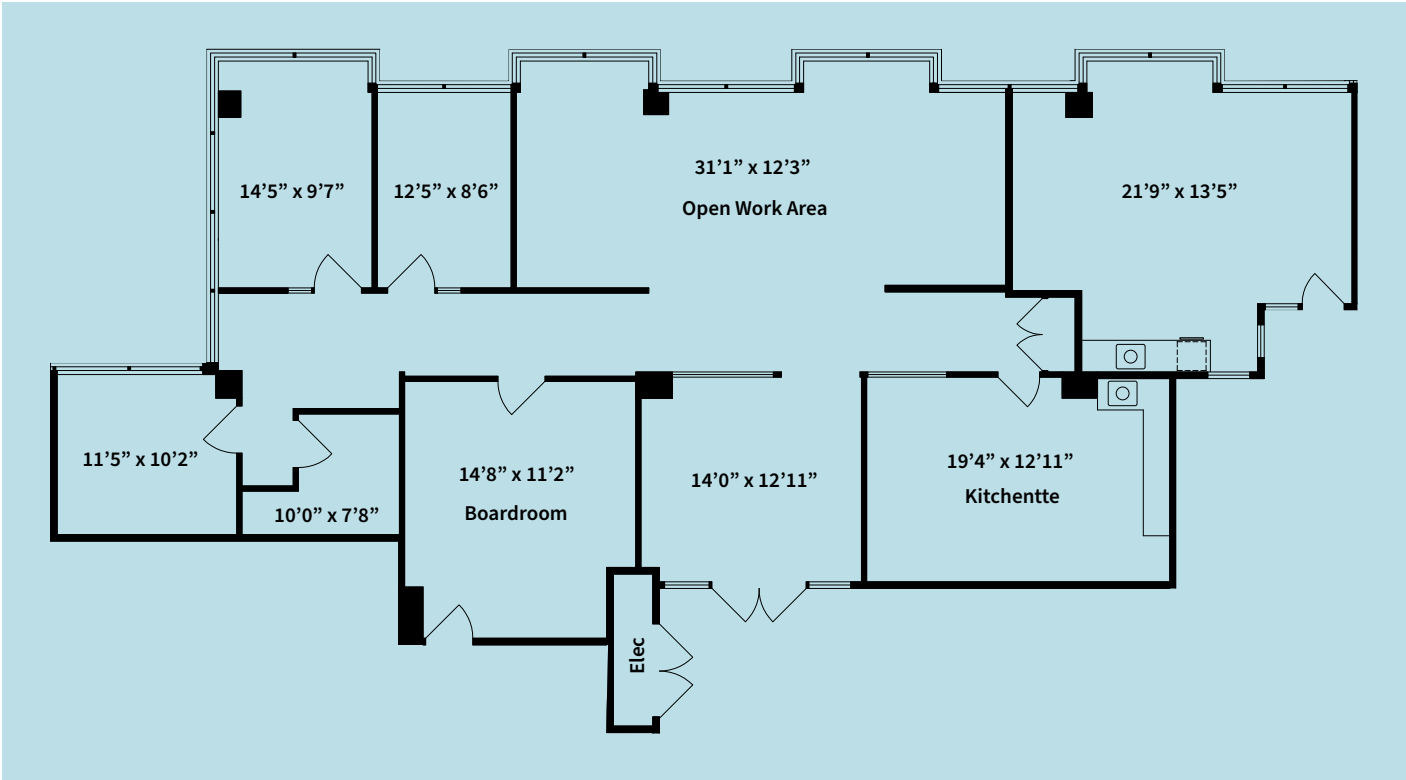
SUBLEASE EXPIRY
May 30, 2028



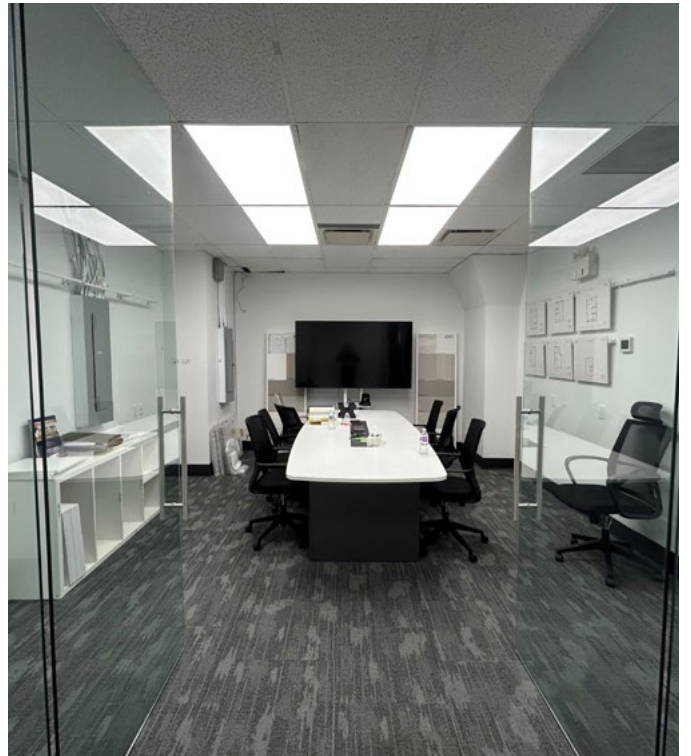
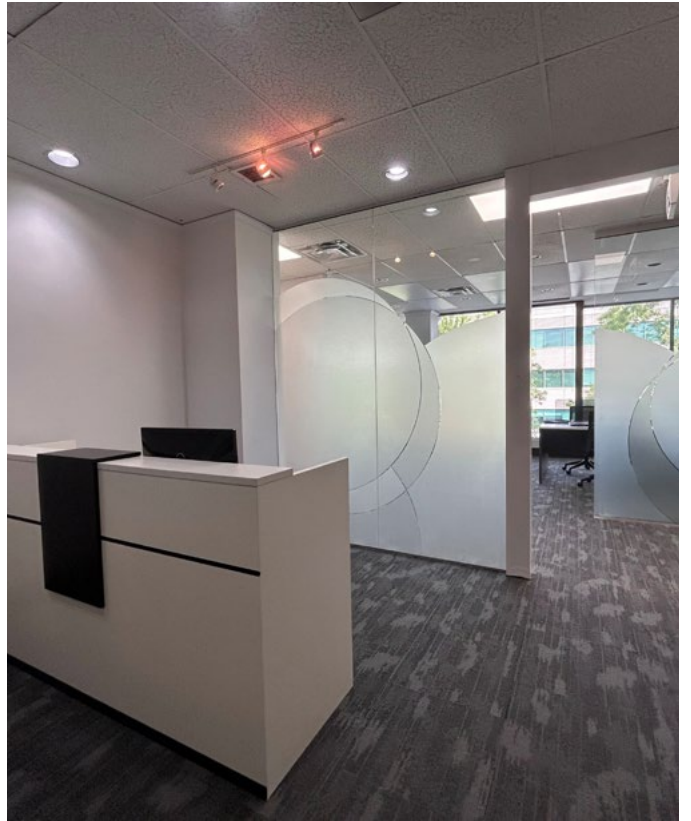
PARKING
1 stall/500 s.f. at
market rates

SUITE COMMENTS

Elevator exposure with mountain views, this premises consists of four offices, open work area, a boardroom and a large kitchen/lunch room. Furniture is available.



SUITE 400 INTERIOR PHOTOS



LOCATION DETAILS

Strategically located at the Gateway to Surrey, Guildford Office Park is situated on the corner of 152nd Street and 104th Avenue with direct access to Hwy 1 via the 152nd on-ramp. Area amenities include restaurants, hotels and world class shopping at the newly renovated Guildford Town Centre. Guildford Office Park is also located next to Translink's Guildford Exchange with frequently scheduled bus routes to the Surrey Central SkyTrain Station.



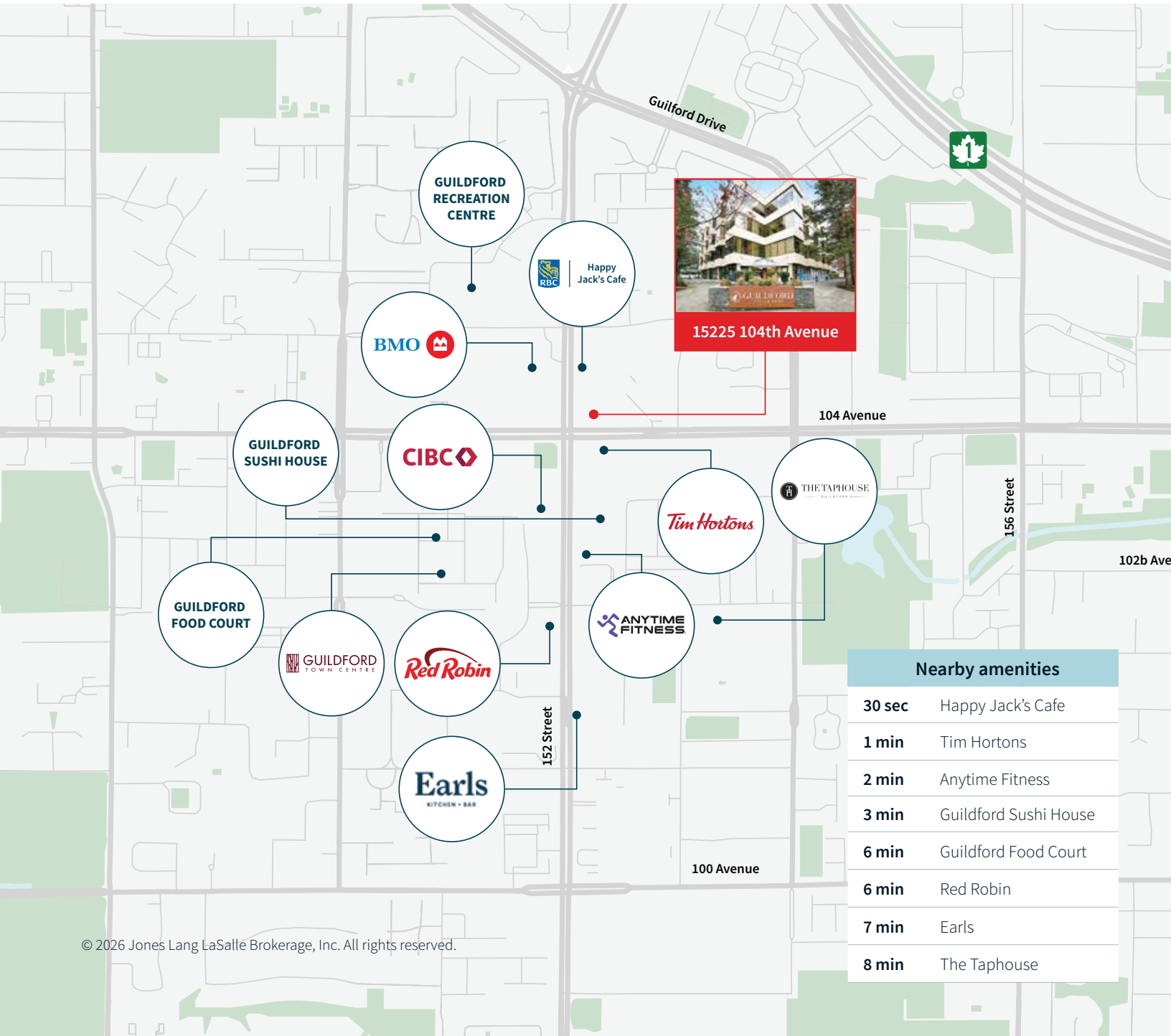
Recently renovated common areas



Bike lock-up area in underground parkade



Central location with immediate access to Highway 1



Nearby amenities	
30 sec	Happy Jack's Cafe
1 min	Tim Hortons
2 min	Anytime Fitness
3 min	Guildford Sushi House
6 min	Guildford Food Court
6 min	Red Robin
7 min	Earls
8 min	The Taphouse



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