

**AVISON  
YOUNG**

# For Lease

**Station Tower**  
**13401 108<sup>th</sup> Avenue**  
**Surrey, BC**

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**Josh Sookero\***, Principal  
604 647 5091  
[josh.sookero@avisonyoung.com](mailto:josh.sookero@avisonyoung.com)  
*\*Josh Sookero Personal Real Estate Corporation*

**Nicolas Bilodeau**, Senior Vice President  
604 647 1336  
[nicolas.bilodeau@avisonyoung.com](mailto:nicolas.bilodeau@avisonyoung.com)





**13401  
108<sup>th</sup> Avenue**  
Surrey, BC

## Property details

**YEAR BUILT**  
1994

**ELEVATORS**  
5 passenger, 1 freight

**SECURITY**  
On-site, on-site 24-hour security, card access throughout and telephone entry system

**BUILDING OPERATING HOURS**  
8:00am - 6:00pm, Mon-Fri

**TELECOM**  
Multiple service providers offering redundancy capability

**LEASE RATE**  
Please contact listing agents


**OPERATING COSTS & TAXES**  
\$20.44 psf (2025 est.)


**PARKING**  
One (1) stall per 750 sf  
Secure underground stalls:  
\$180 random gated  
\$230 reserved gated


## Building

Station Tower at Gateway SkyTrain Station is one of Metro Vancouver's premier suburban office towers. The property is strategically located in the heart of Surrey's City Centre, north of 108<sup>th</sup> Avenue and west of King George Boulevard. This 18-storey office tower is part of a 20-acre, campus-like setting overlooking the Fraser River and offering breathtaking views. Station Tower comprises 220,000 square feet of Class A office accommodation with excellent amenities for tenants including a complete fitness room as well as retail and restaurant facilities.

## Amenities

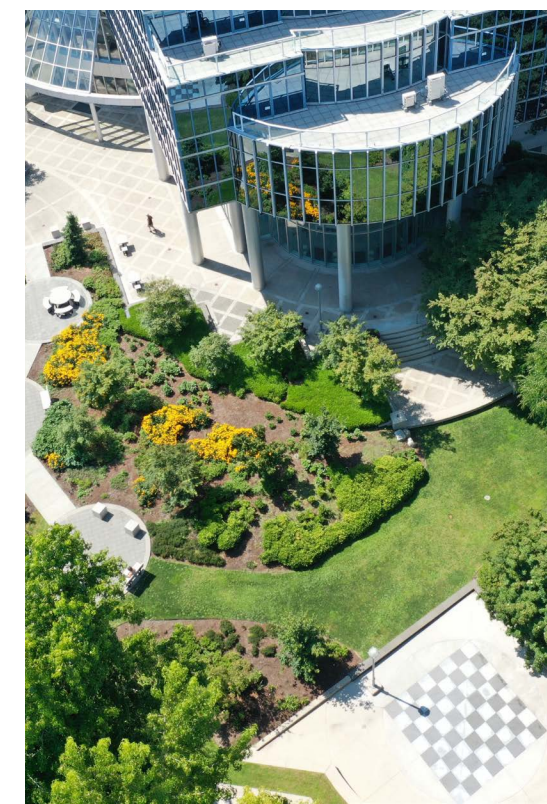
 On the Gateway SkyTrain station

 Fitness, restaurant facilities, banking, drug store and grocery on site

 Professionally managed

## Availabilities

SUITE	SIZE	AVAILABILITY
Suite 501	1,346 sf	Immediately
6th floor	17,590 sf	Immediately
7th floor	13,914 sf	Immediately
8th floor	12,380 sf	Immediately
Suite 1010	3,484 sf	Immediately
Suite 1730	2,647 sf	June 1, 2026



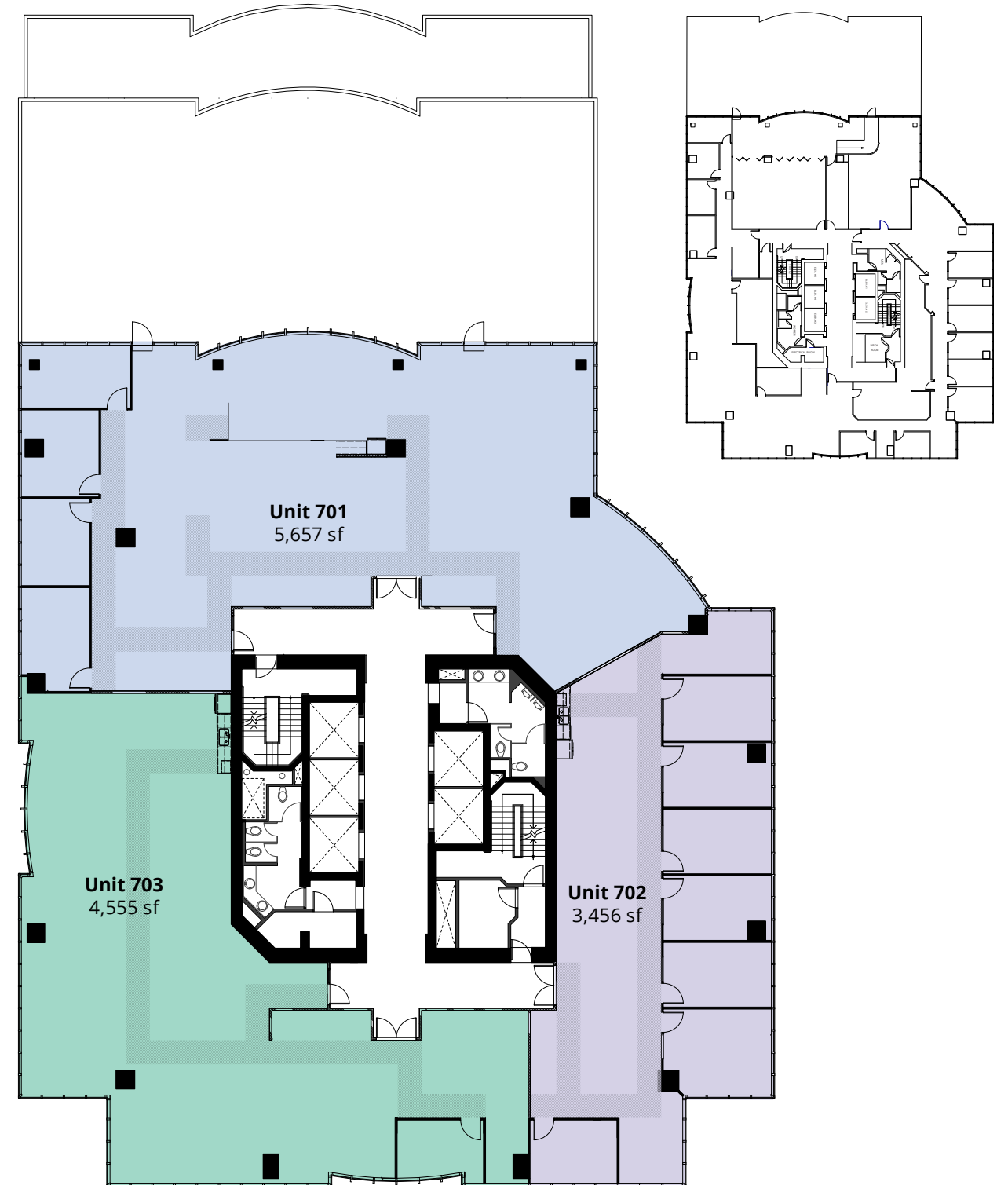
## DEMISING FLOOR PLAN

6th floor - 17,590 sf



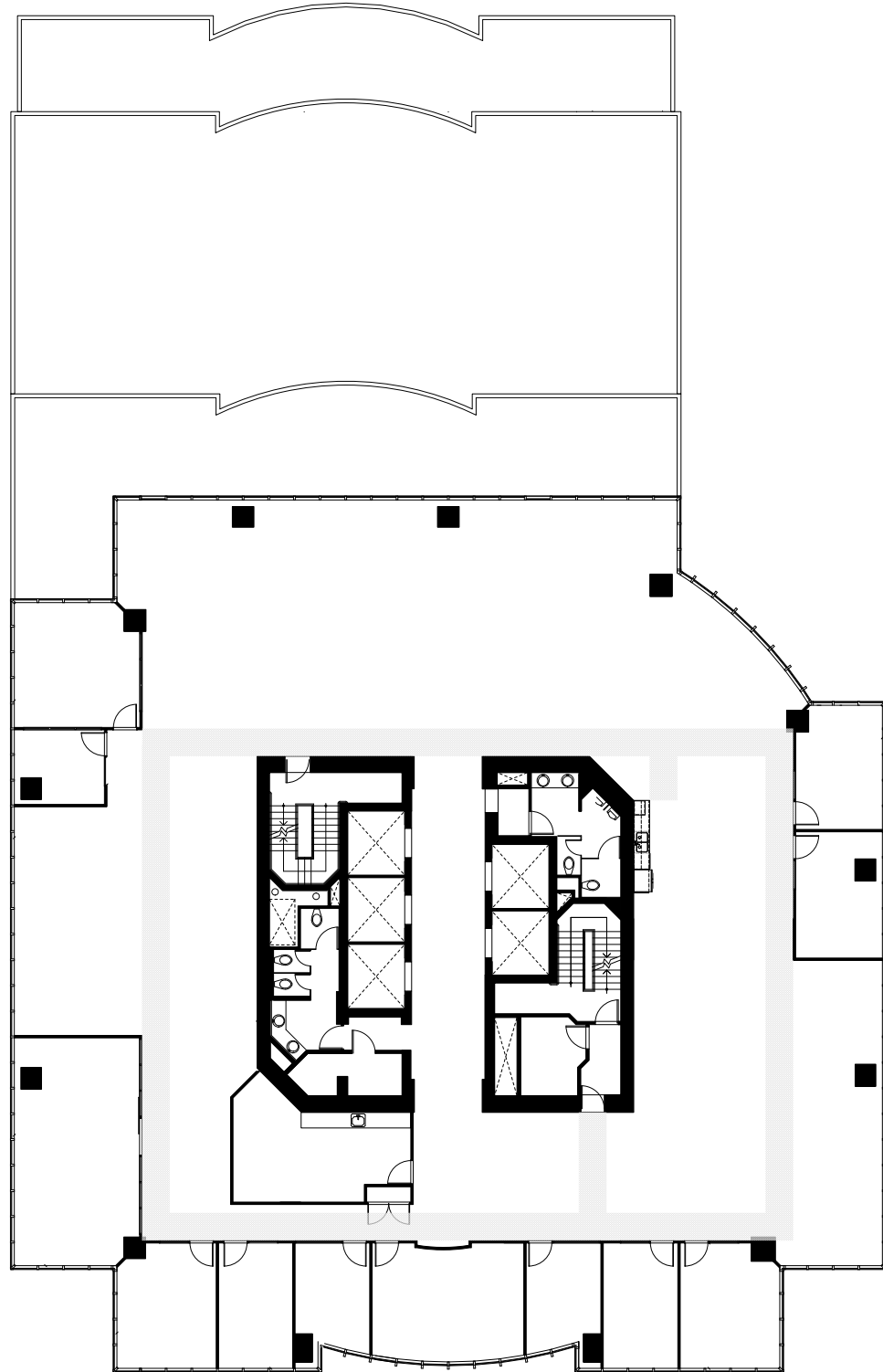
## DEMISING FLOOR PLAN

7th floor - 13,914 sf



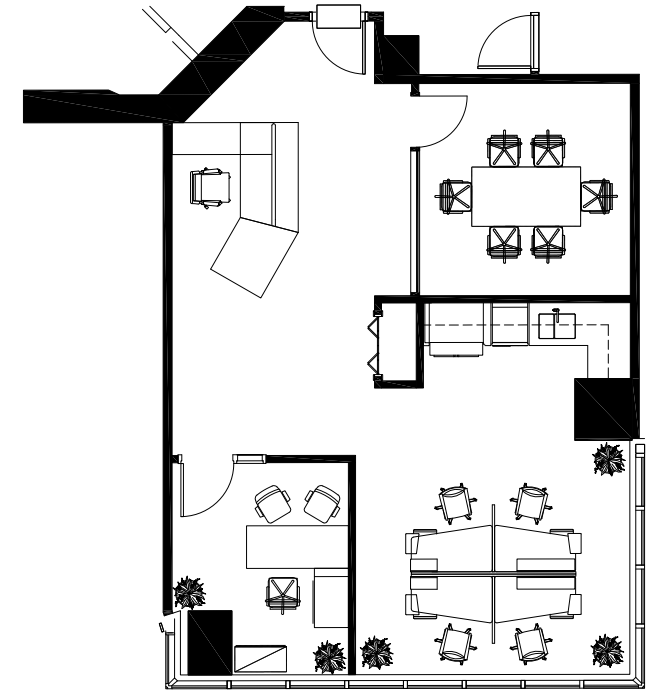
## FLOOR PLAN

8th floor - 12,380 sf



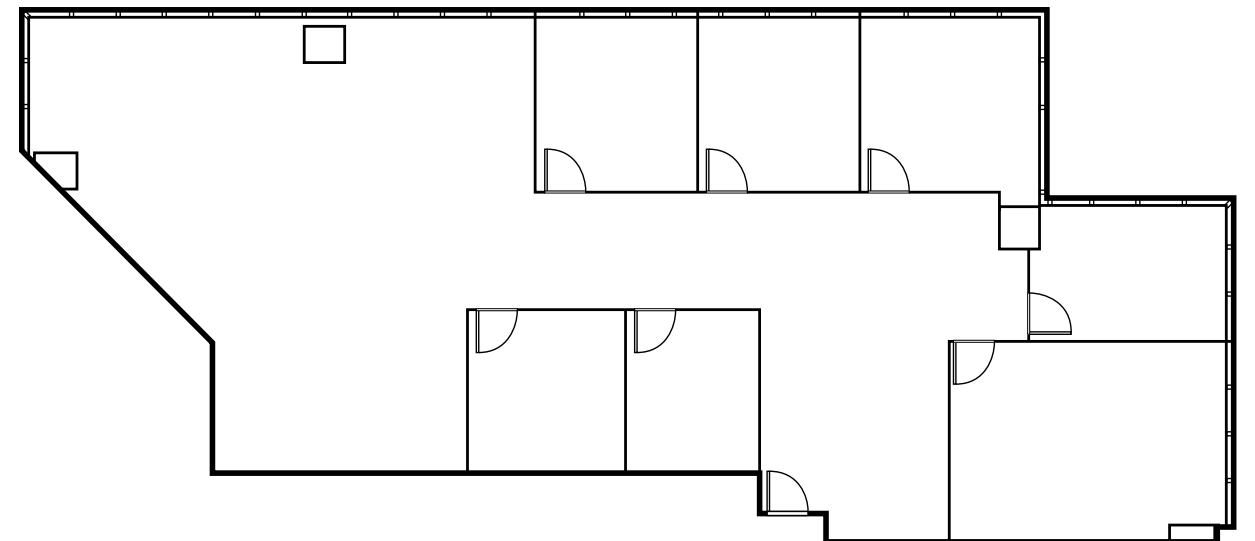
## FLOOR PLAN

5th floor  
Show suite 501  
1,346 sf



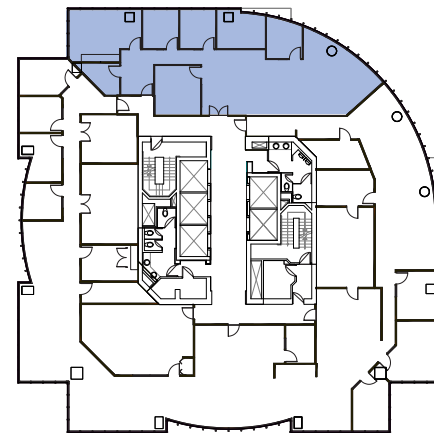
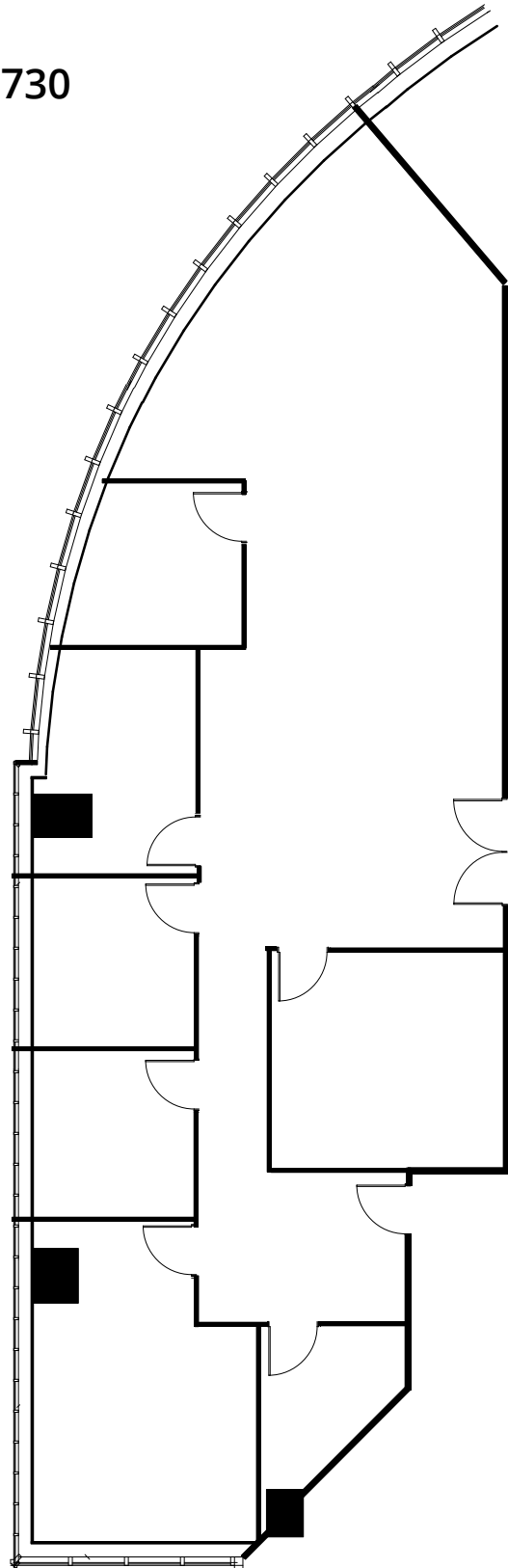
## FLOOR PLAN

10th floor  
Suite 1010  
3,484 sf



## FLOOR PLAN

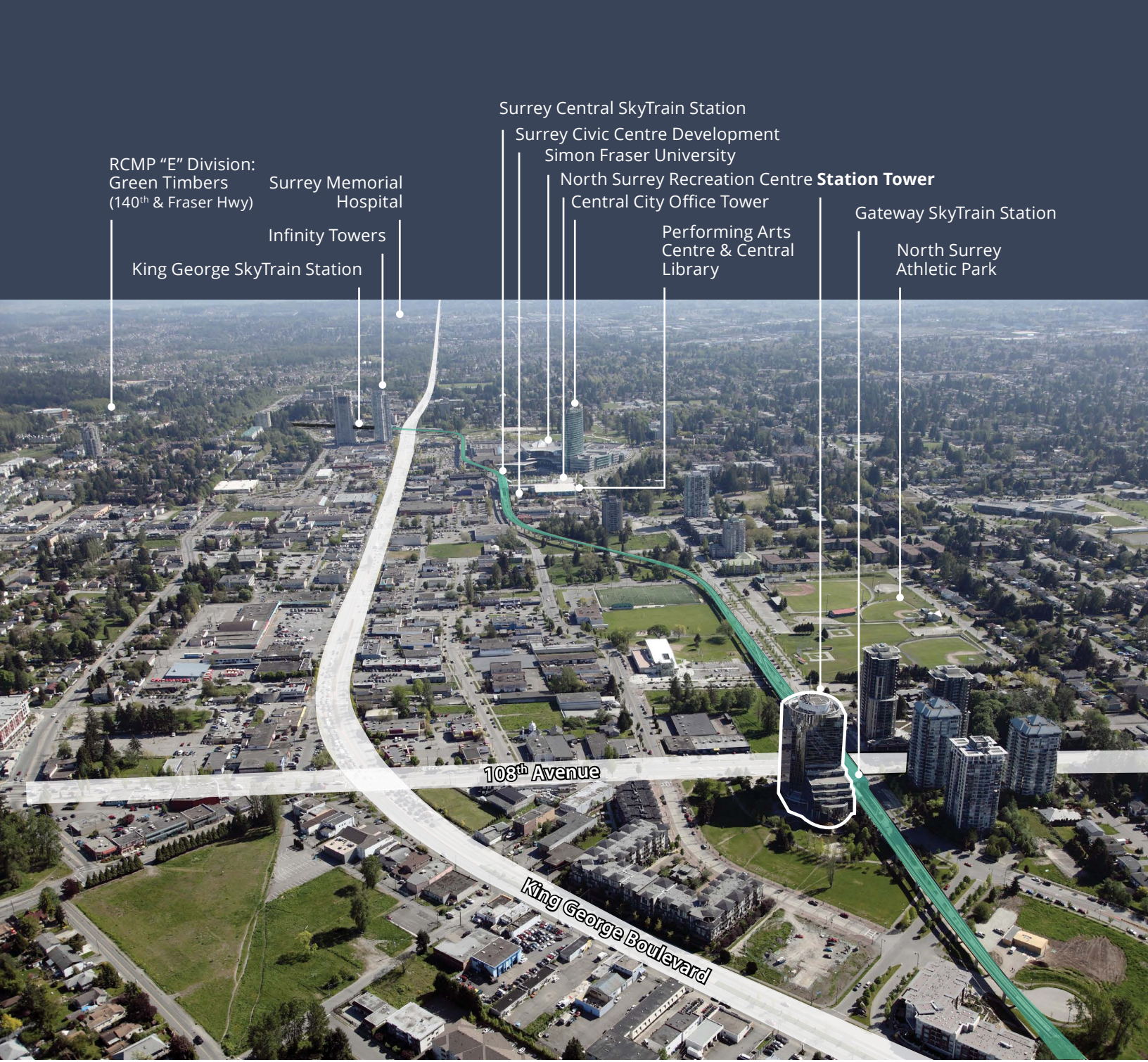
17th floor  
Show suite 1730  
2,647 sf



## SHOW SUITE 1730

Available June 1, 2026





RCMP "E" Division:  
Green Timbers  
(140<sup>th</sup> & Fraser Hwy)

Surrey Memorial  
Hospital

Infinity Towers

King George SkyTrain Station

Surrey Central SkyTrain Station

Surrey Civic Centre Development  
Simon Fraser University

North Surrey Recreation Centre  
Central City Office Tower

Station Tower

Performing Arts  
Centre & Central  
Library

Gateway SkyTrain Station

North Surrey  
Athletic Park

103<sup>th</sup> Avenue

King George Boulevard

## Contact us for more information

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**CANADA BEST  
MANAGED  
COMPANIES**  
Platinum member

#2900-1055 West Georgia Street  
P.O. Box 11109 Royal Centre  
Vancouver, BC V6E 3P3, Canada

[avisonyoung.com](http://avisonyoung.com)

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