



**For Lease**

# Guildford Office Park

15225 104th Avenue, Surrey, BC

**Andrew Astles**

Associate Vice President

+1 604 363 6673

[andrew.astles@jll.com](mailto:andrew.astles@jll.com)

[jll.ca](http://jll.ca)

## Location Details

Strategically located at the Gateway to Surrey, Guildford Office Park is situated on the corner of 152<sup>nd</sup> Street and 104<sup>th</sup> Avenue with direct access to Hwy 1 via the 152<sup>nd</sup> 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.

## Building Details



RECENTLY RENOVATED  
COMMON AREAS



BIKE LOCK-UP AREA IN  
UNGROUND 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

Strategically located at the Gateway to Surrey, Guildford Office Park is situated on the corner of 152<sup>nd</sup> Street and 104<sup>th</sup> Avenue with direct access to Hwy 1 via the 152<sup>nd</sup> 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.

## Available Suites

SUITE	SF	AVAILABILITY	COMMENTS
202A	503 s.f.	LEASED	Open area with one meeting room /office. Pleasant north outlook with peekaboo mountain views.
308	2,687 s.f.	Immediately	Furniture available. New improvements built to a high standard, consisting of 7 offices, 8 workstations, large boardroom, and lunch room.
315	897 s.f.	Immediately	Reception, two offices and a kitchenette.

## Salient Details

<b>Net Rate:</b>	Please contact listing agent
<b>Additional Rent (2026 Estimate):</b>	\$16.52 psf/pa
<b>Parking:</b>	1 Stall / 500 s.f. at market rates

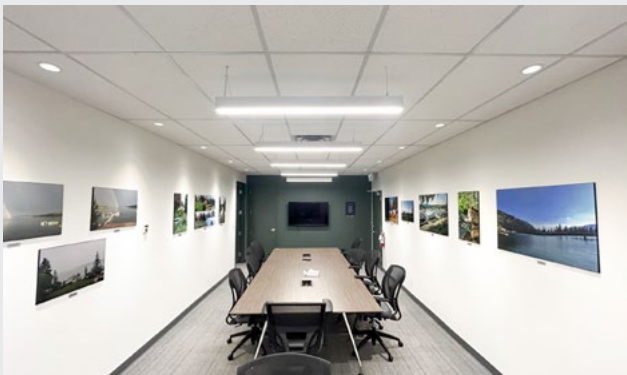
## Tenant Improvement

Tenant improvement allowance is available for tenants who would like to customize their space.

Please contact listing agent for details.



## Suite 308 Interior Photos



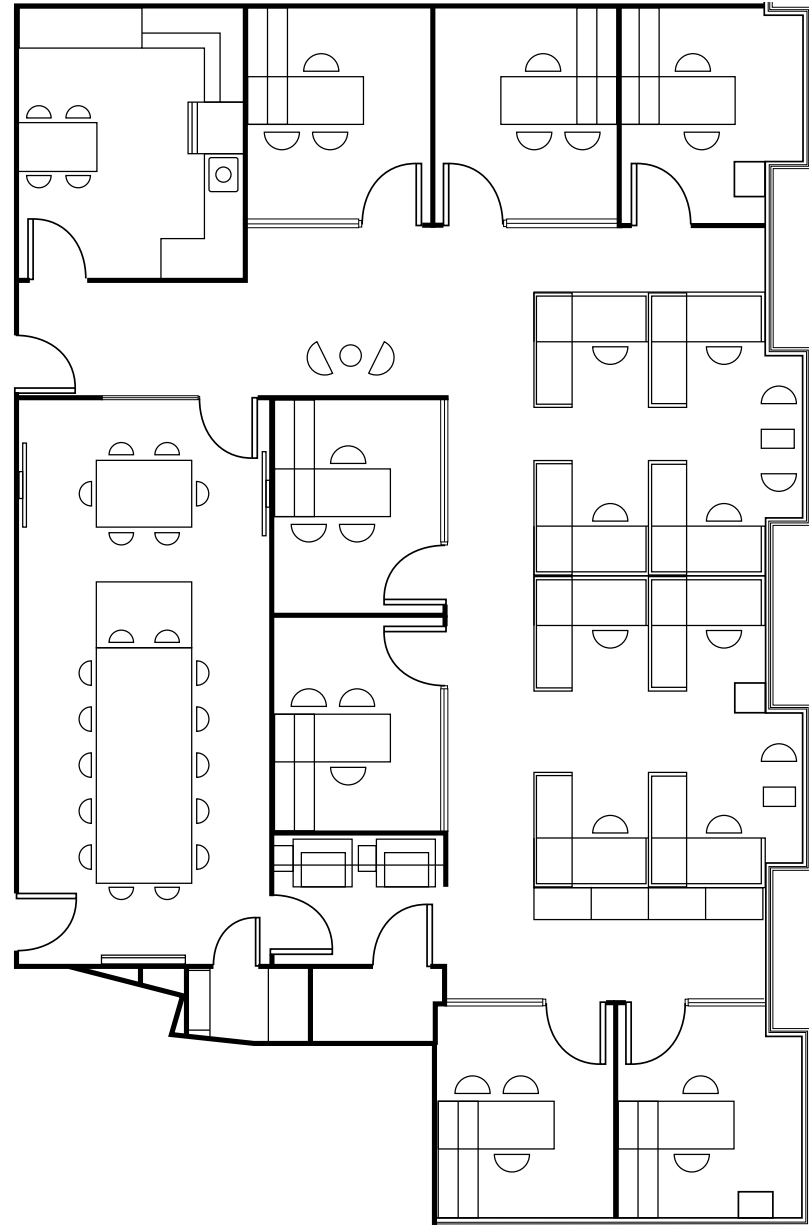
**For Lease**

15225 104th  
Avenue

**SUITE 308**  
**2,867 SF**

Furniture available.

New improvements built to a high standard,  
consisting of 7 offices, 8 workstations, large  
boardroom, and lunch room.

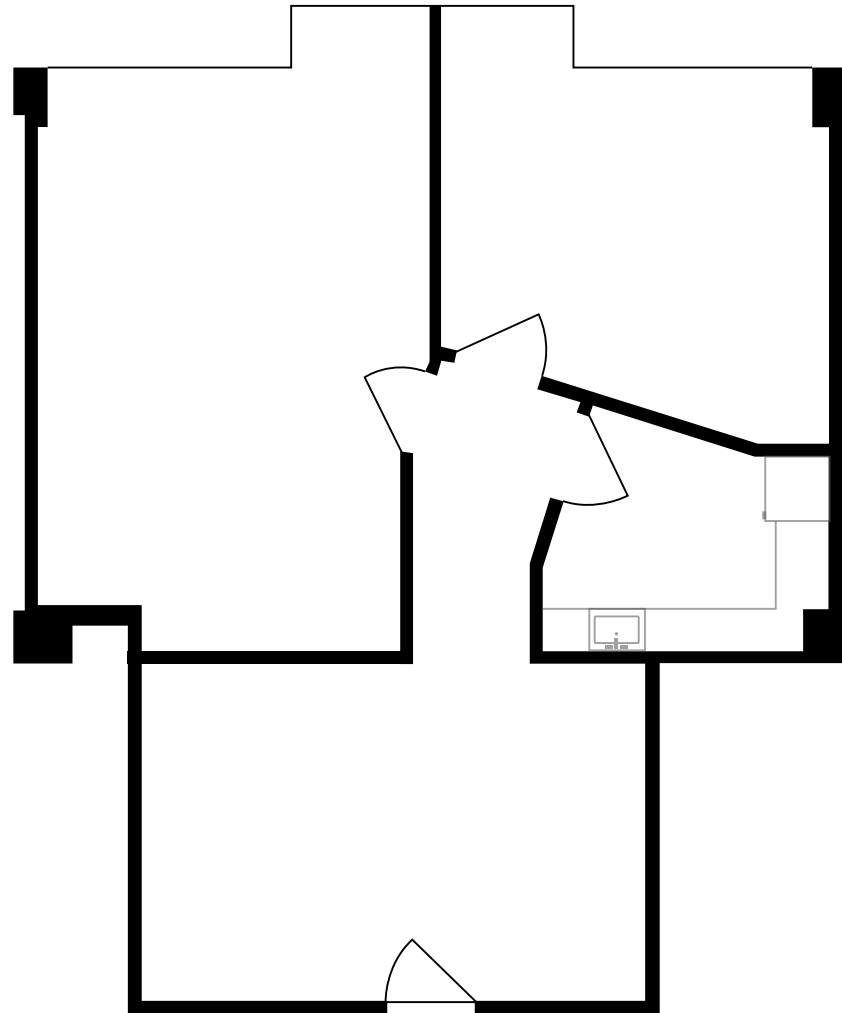


**For Lease**

15225 104th  
Avenue

**SUITE 315**  
**897 SF**

Reception, two offices and a  
kitchenette.





**Andrew Astles**

Associate Vice President  
+1 604 363 6673  
andrew.astles@jll.com

**Jones Lang LaSalle Real Estate  
Services Inc.**

510 West Georgia Street, Suite 2150  
Vancouver, BC V6B 0M3

Although information contained herein has been obtained from sources deemed reliable, the owner, Jones Lang LaSalle Real Estate Services, Inc. ("JLL Canada"), and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the property/portfolio without express or implied warranties of any kind. The property/portfolio may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

