

For Lease | Main Floor Office

CBRE

13734 104 AVENUE

Central City, Surrey

3,361 - 7,288 SF



Contact Agents

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For Lease | Office Premises

13734 104th Avenue, Central City, Surrey, BC

The Opportunity

Rare opportunity to lease contemporary, main floor office premises in the Surrey Centre (SFU) area. This bright open plan with oversized windows is easily identifiable as one of the most recognized corners.

Asking Lease Rate

Contact Listing Agents

Additional Rent

TBD

Highlights

- +

3,361 - 7,288 SF
- +

Available immediately
- +

High profile corner location
- +

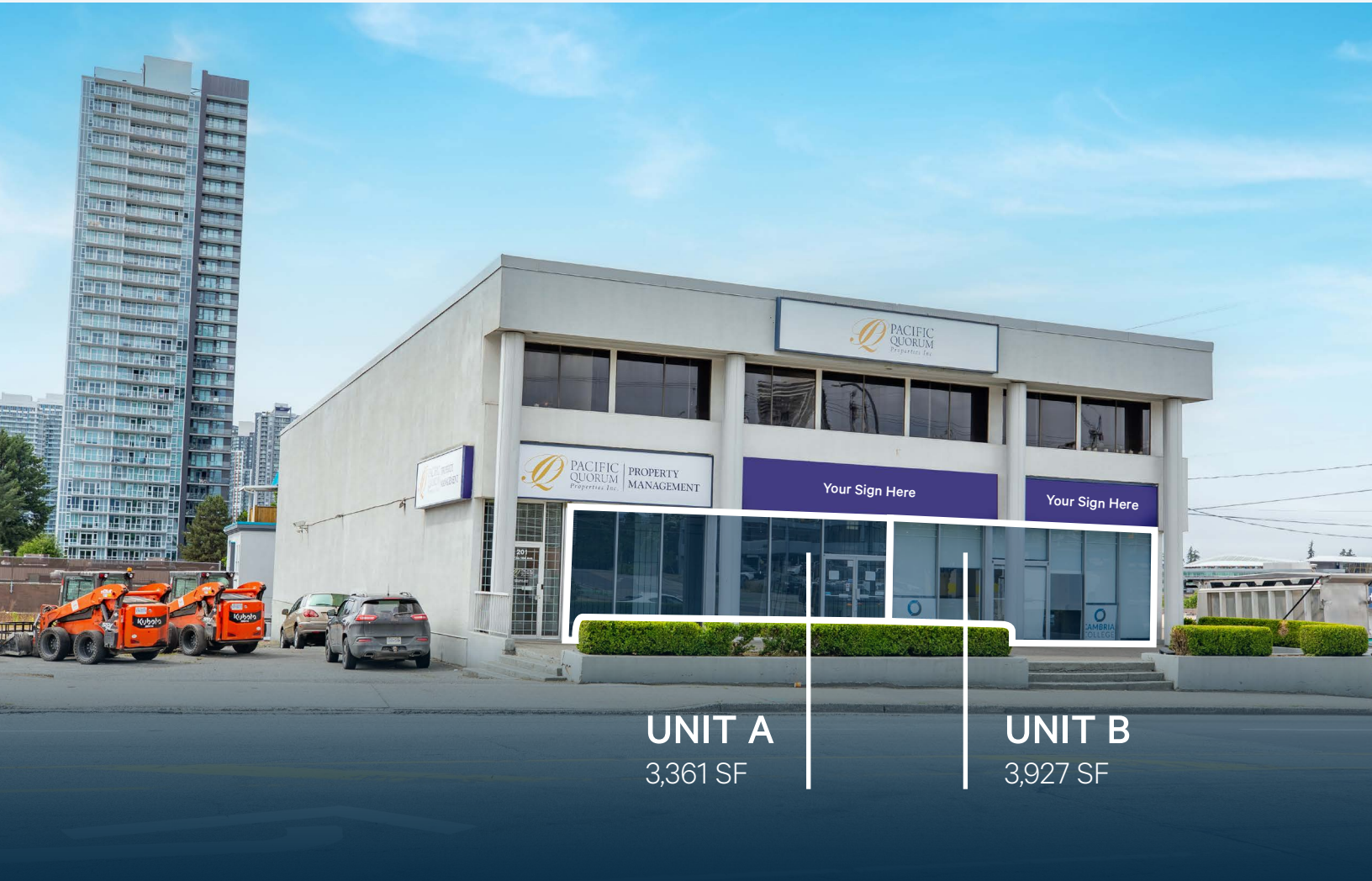
Excellent signage - corporate identity
- +

Bright, open plan layout with glass-panelled offices
- +

Additional monthly parking next door
- +

On-site storage
- +

C-8 Zoning (Retail and Office)



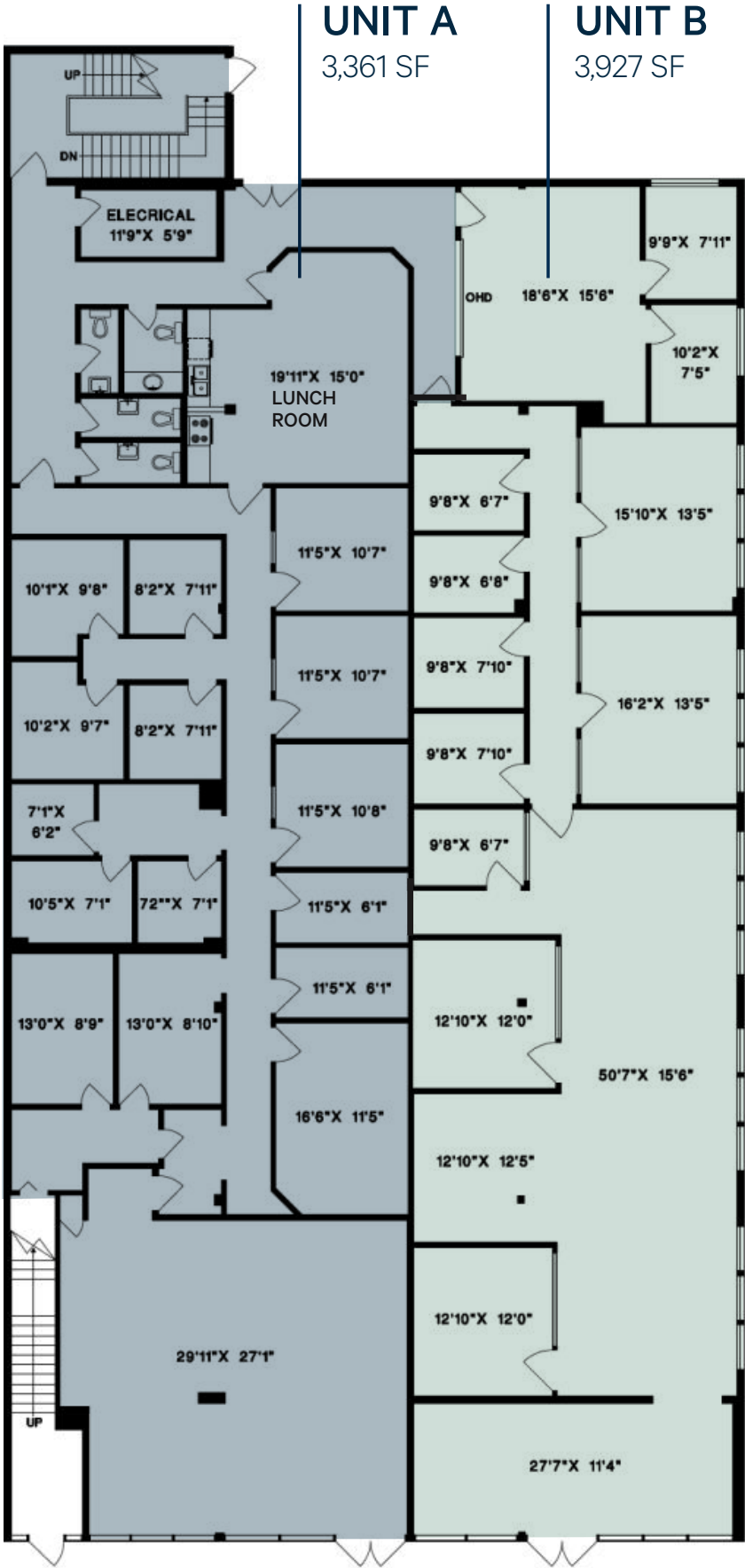
Building Features

- Air Conditioning
- Oversized Windows
- Nearby Shopping & Amenities
- 11' Ceiling Height
- Polished Concrete Floors
- Near to Surrey Central SkyTrain Station

Vacant and ready for occupancy.

Floor Plan

NOT TO SCALE





Demographics SURREY, BC	2025 POPULATION	ESTIMATED GROWTH 2025 - 2030	MEDIAN AGE	AVG. HOUSHOLD INCOME	OWNED DWELLINGS
					
10 MIN	250,929	10.1%	35.1	\$117,972	43,134
20 MIN	1,130,825	8.5%	37.4	\$135,966	238,780

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