



For Lease

Guilford Office Park

15225 104th Avenue
Surrey, BC

Andrew Astles

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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.

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

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Available Suites

SUITE	SF	AVAILABILITY	COMMENTS
Suite 115	1,777 SF	Immediately	Main floor premises with perimeter offices, open work space and a kitchenette.
Suite 300	4,169 SF	30-60 days notice	Modern and inspiring premises with an abundance of open work area, two offices and a large boardroom. The premises has elevator exposure with north west views, kitchen/lounge area and a server room.
Suite 304	748 SF	July 1, 2024	Open area with North West views.
Suite 408	1,631 SF	Immediately	Stunning unit, complete with modern glass improvements with open ceiling concept and LED lighting.

Salient Details

Net Rate:	Please contact listing agent
Additional Rent (2024 Estimate):	\$15.68 PSF/PA
Parking:	1 Stall / 500 SF 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.

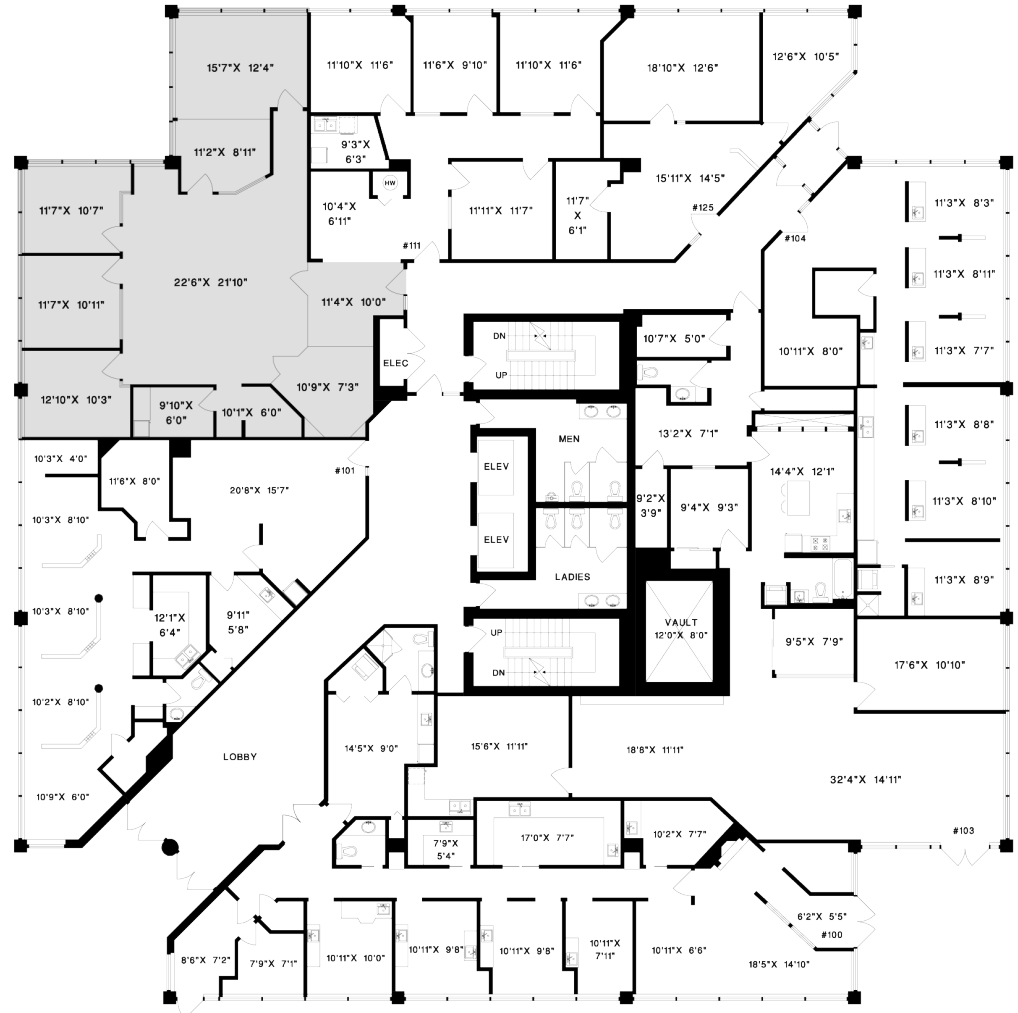


For Lease

15225 104th
Avenue

SUITE 115
1,777 SF

Main floor premises with perimeter
offices, open work space and a
kitchenette.



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Avenue

SUITE 300

4,169 SF

Modern and inspiring premises with an abundance of open work area, two offices and a large boardroom. The premises has elevator exposure with north west views, kitchen/lounge area and a server room.

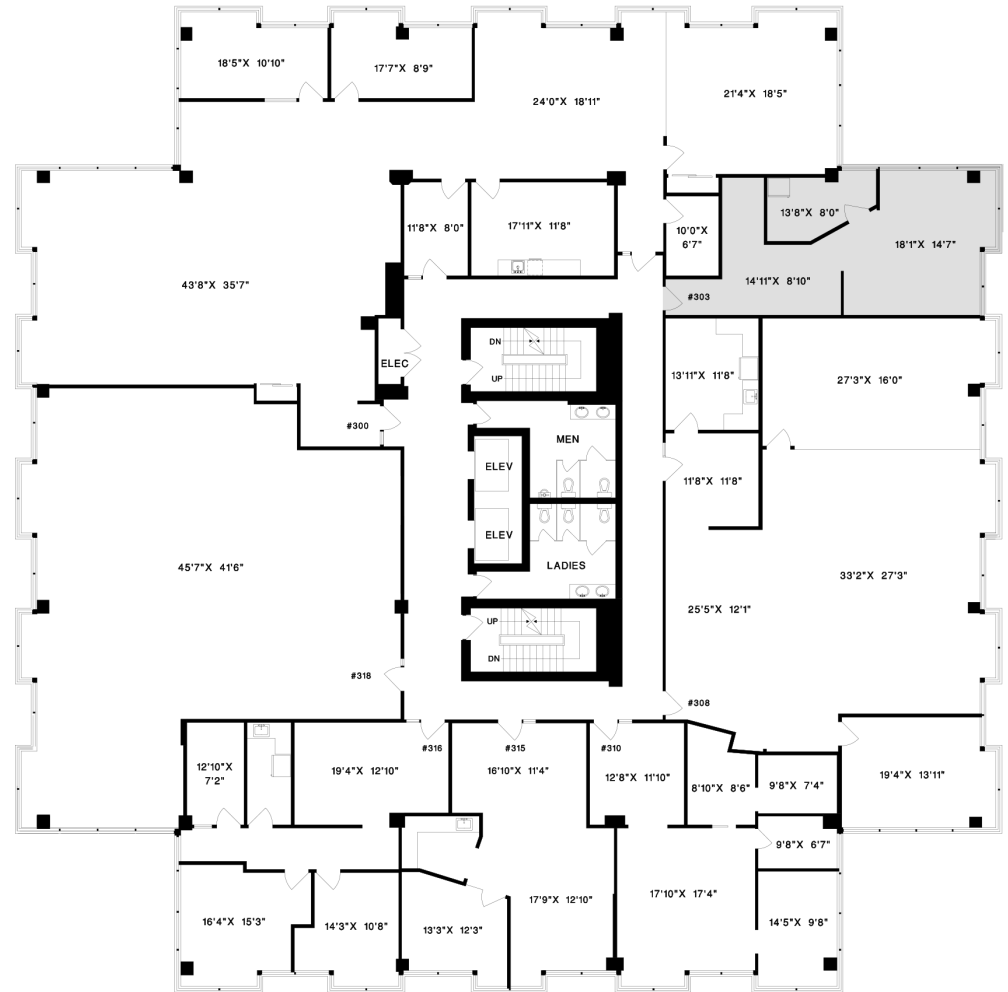


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15225 104th
Avenue

SUITE 304
784 SF

Open area with North West views.



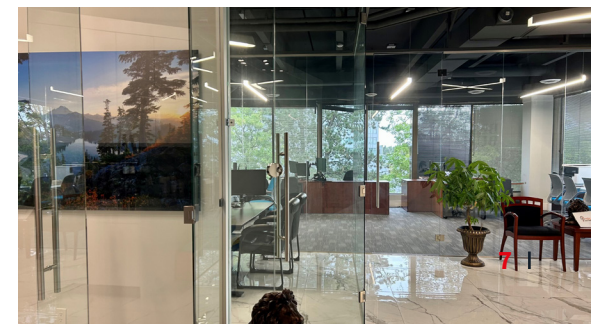
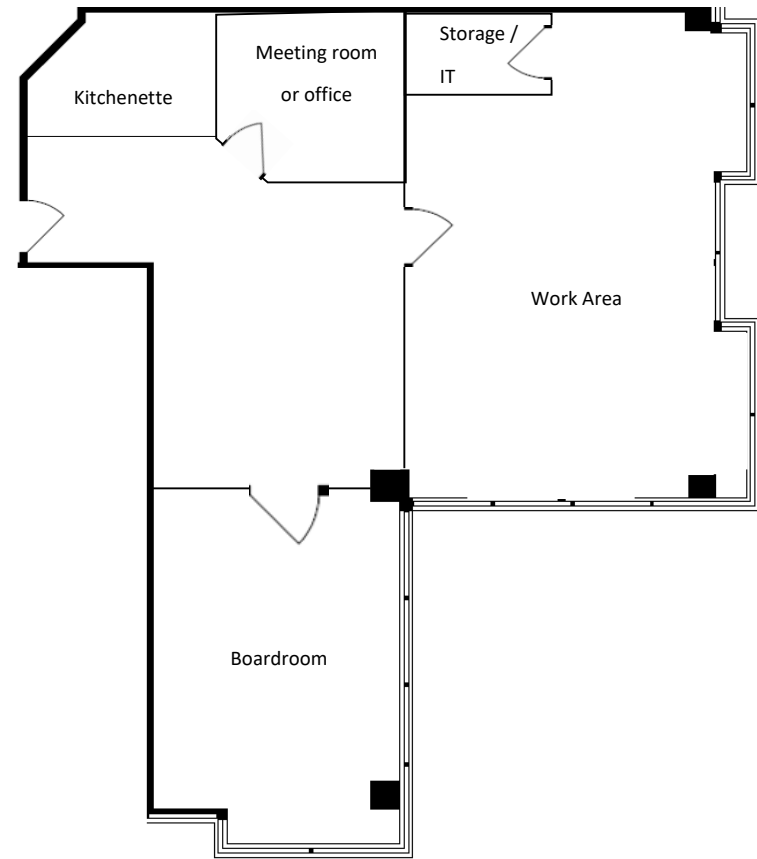
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1,631 SF

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