

**AVISON
YOUNG**

For Lease

Station Tower
13401 108th Avenue
Surrey, BC

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13401 108th 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
\$22.82 psf (2024 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 108th 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

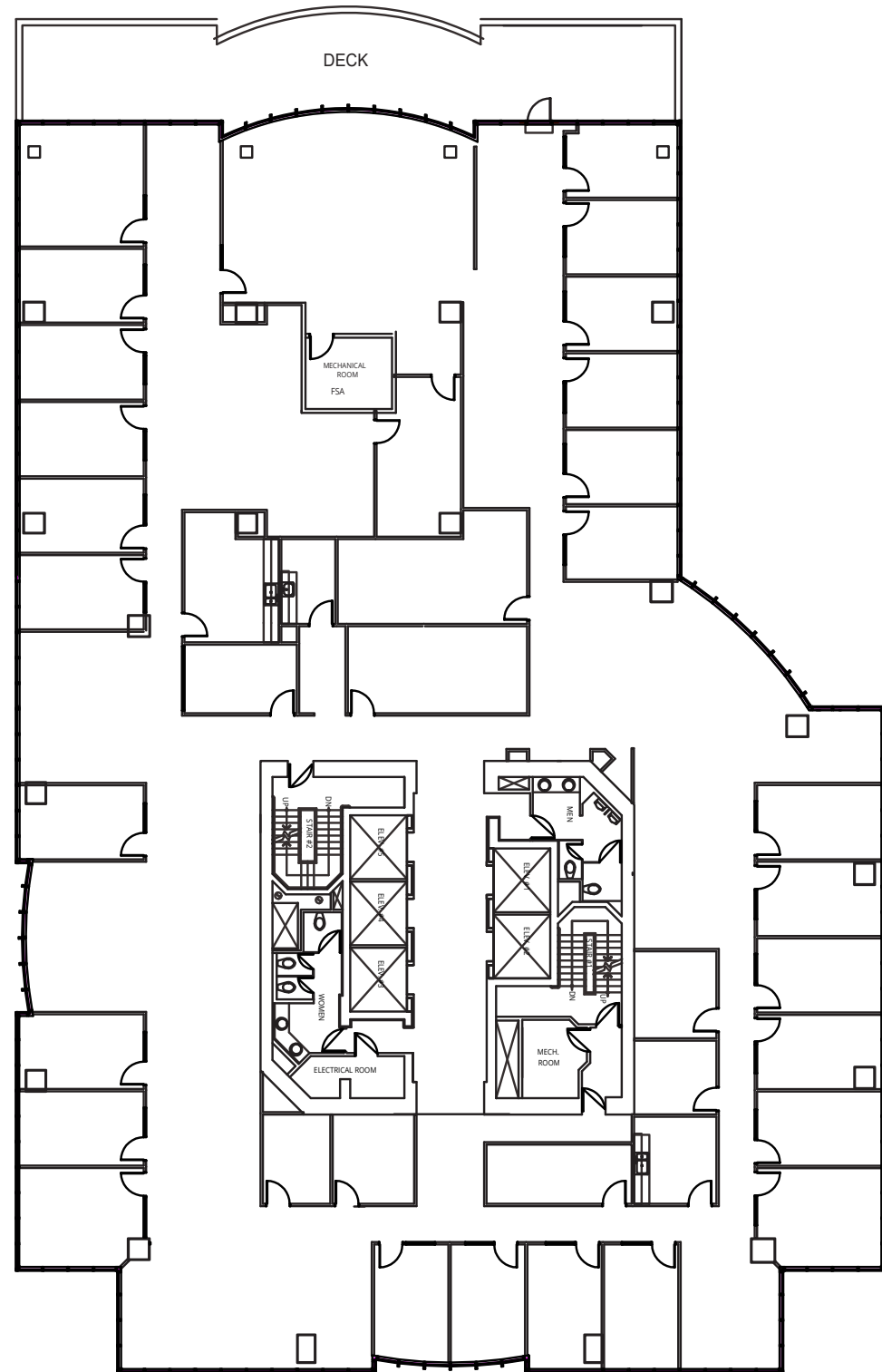
SUITE	SIZE	AVAILABILITY
Suite 501	1,346 sf	August 2024
6th floor	17,590 sf	August 2024
7th floor	13,914 sf	August 2024
8th floor	12,380 sf	August 2024
Suite 1010	3,484 sf	Immediately

RENDERINGS OF UPGRADES TO COMMON AREAS



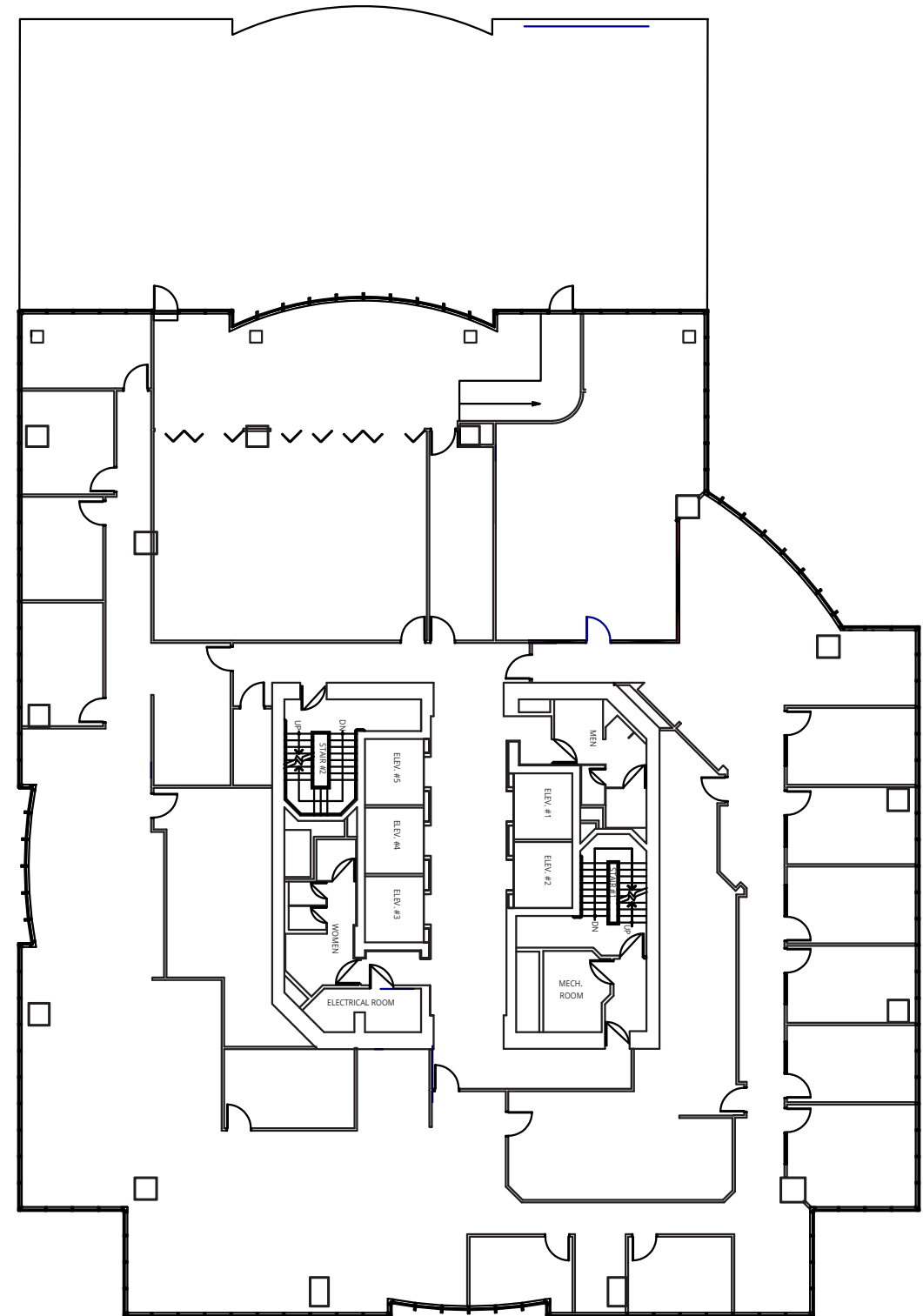
FLOOR PLAN

6th floor - 17,590 sf



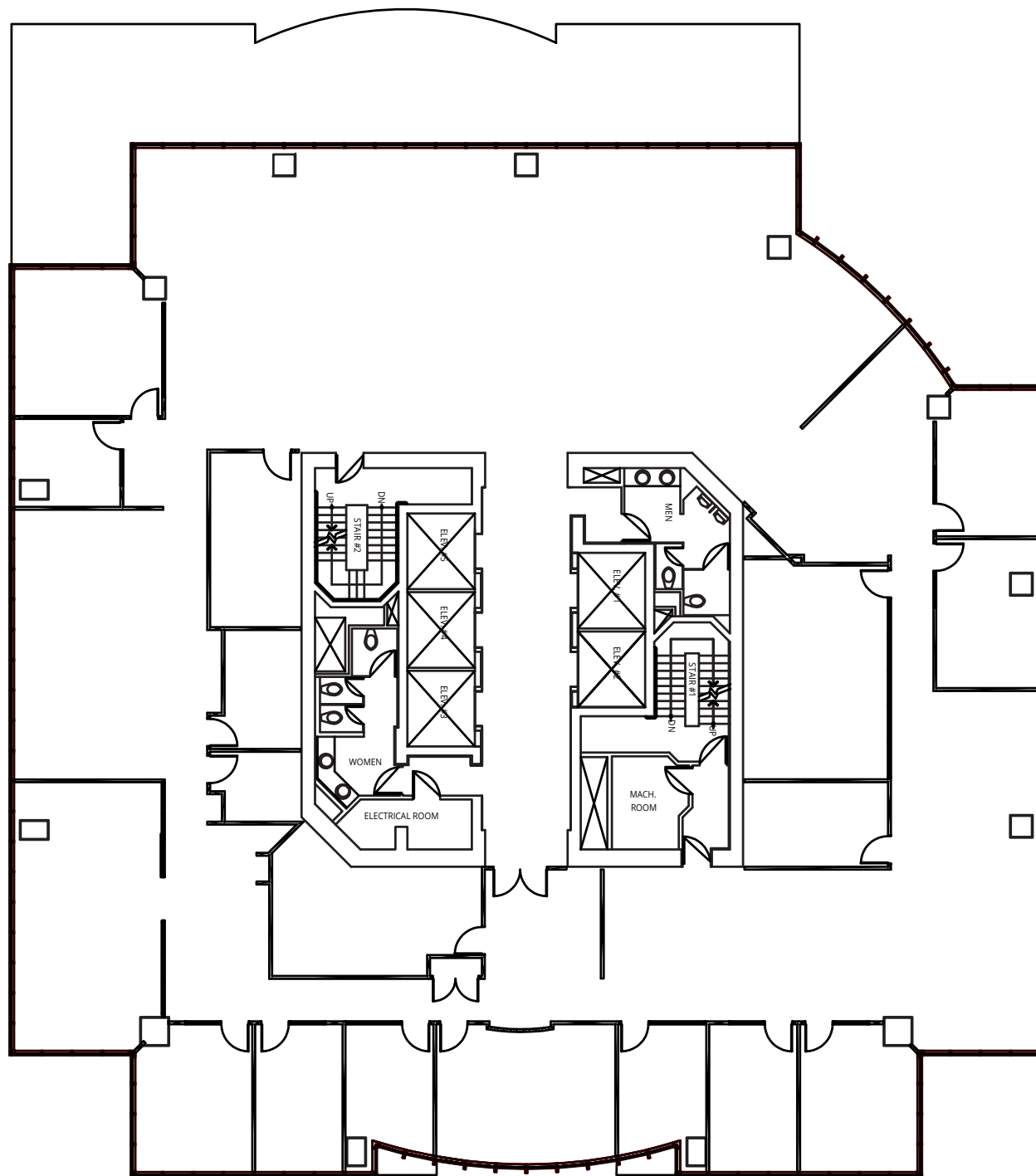
FLOOR PLAN

7th floor - 13,914 sf



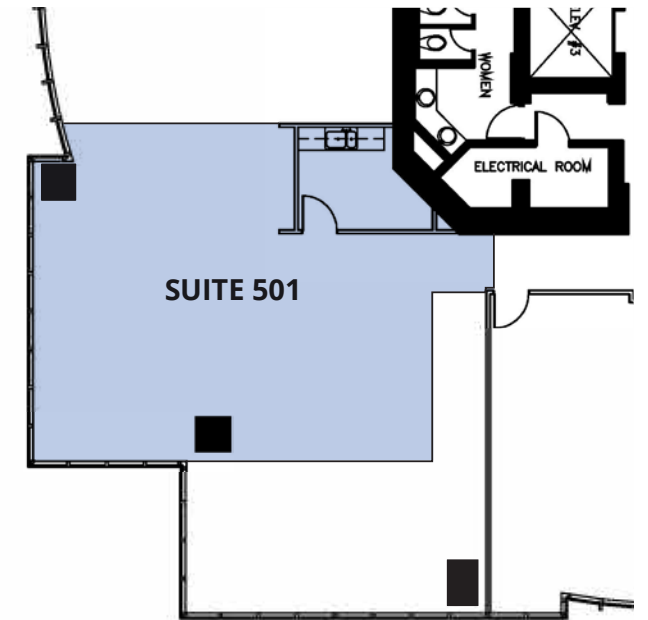
FLOOR PLAN

8th floor - 12,380 sf



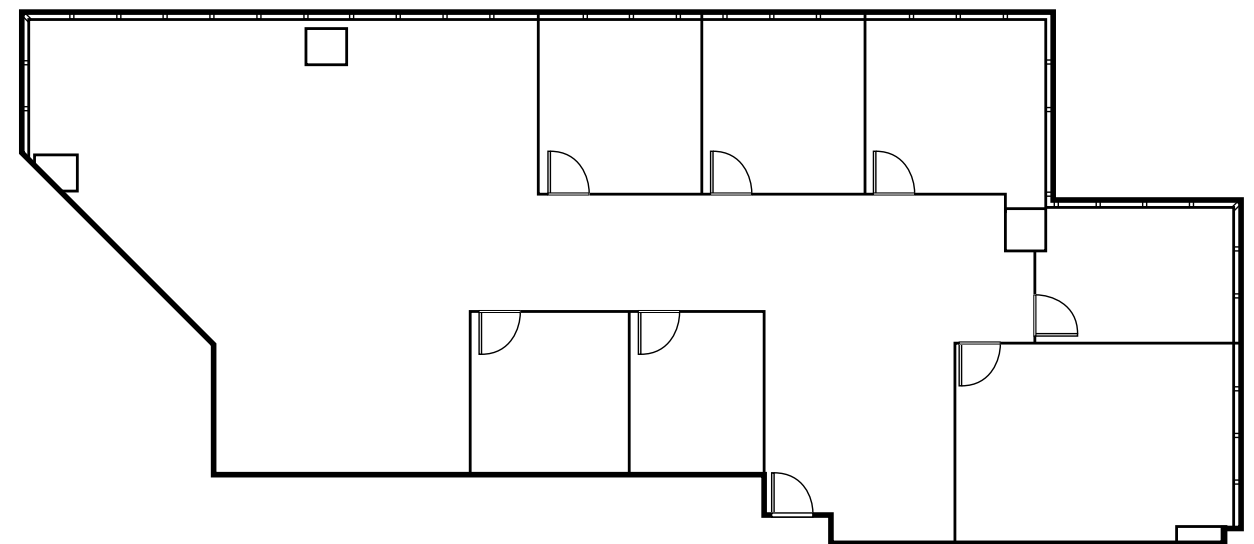
FLOOR PLAN

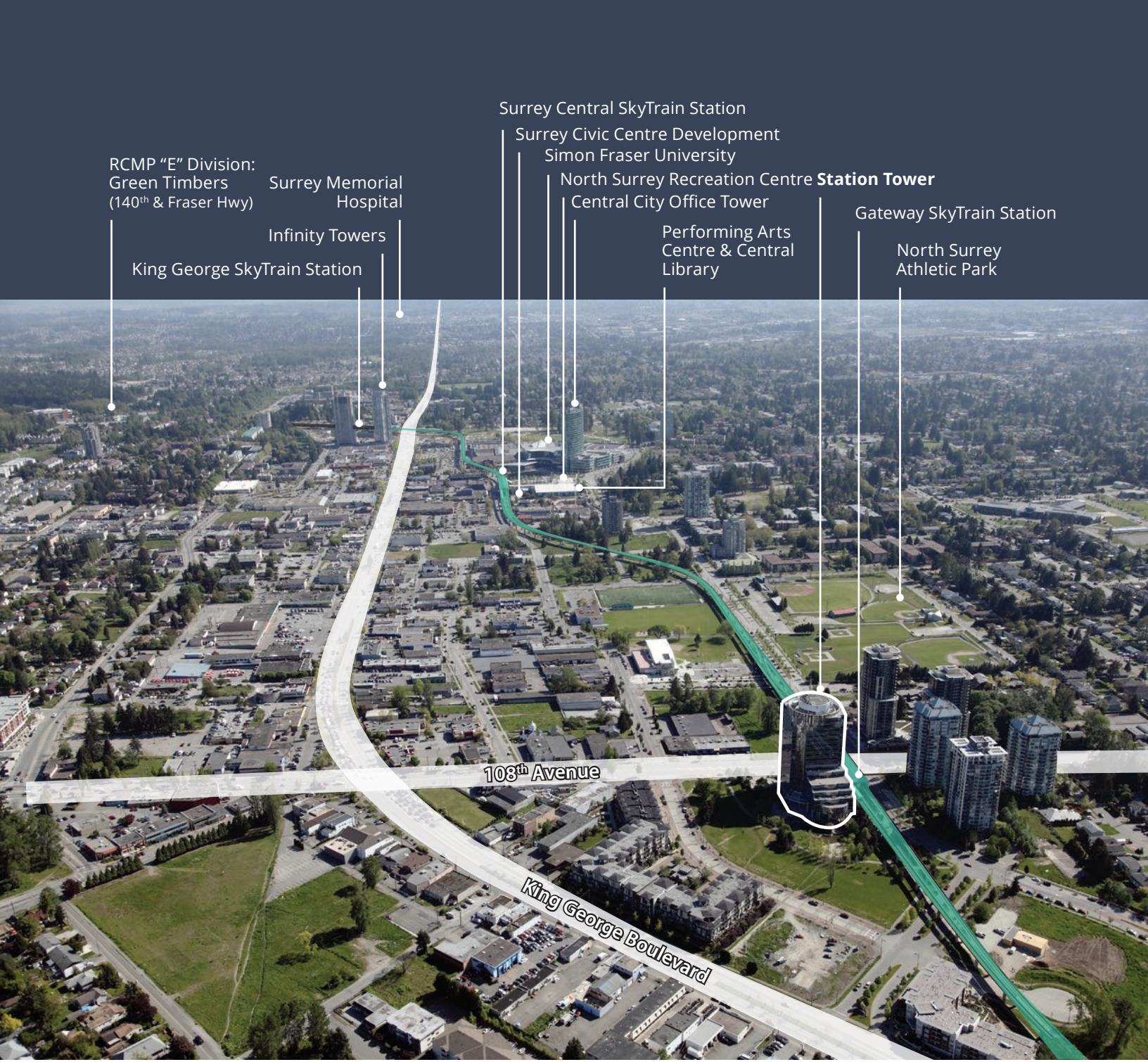
5th floor suite 501 - 1,346 sf



FLOOR PLAN

10th floor suite 1010 - 3,484 sf





RCMP "E" Division:
Green Timbers
(140th & 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

Performing Arts
Centre & Central
Library

Station Tower

Gateway SkyTrain Station

North Surrey
Athletic Park

103th Avenue

King George Boulevard

Contact us for more information

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