



# Central City Office Tower

VACANCY SCHEDULE - APRIL 2024

## Overview

Iconic office tower with panoramic views, easy SkyTrain access and located in the downtown core of the fastest growing city in British Columbia, Surrey. Central City office tower is certified BOMA BEST GOLD, signifying excellence with responsible property management best practices.

## Key Facts

Office/AAA Building Type/Class	2.5/1,000 SF Parking Ratio
25 Stories Building Height	564,000 SF Building Size
BOMA BEST GOLD Certified	

## Amenities

- Fitness Centre
- End of Trip Facilities
- Substantial Parking
- Shopping Centre Adjacent
- EV Charging Stations
- Spectacular Views
- Bike Storage

## Accessibility

- Car**
  - 11 Min to New Westminster
  - 21 Min to Burnaby
  - 35 Min to both Intl. Airports
  - 40 Min to Downtown Vancouver
  - 120 Min to Seattle, USA

## Available Spaces, 5

SUITE	700	1600	1670*	1680*	1690*
SIZE	5,676 SF	6,808 SF	1,695 SF	2,355 SF	1,697 SF
TERM	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable
OPS/REALTY TAXES (2024)	\$20.02 PSF	\$20.02 PSF	\$20.02 PSF	\$20.02 PSF	\$20.02 PSF
CONDITION	Fully Improved	Fully Improved	Fully Improved	Fully Improved	Fully Improved
AVAILABILITY	March 1, 2025	August 1, 2024 or Earlier	December 1, 2024 or Earlier	April 1, 2024	September 1, 2024

\*Units 1670 / 1680 / 1690 are contiguous.

- Transit**
  - 9 Min to New Westminister
  - 16 Min to Burnaby
  - 35 Min to Downtown Vancouver
  - 65 Min to Vancouver Intl. Airport

- Walking**
  - Holland Park
  - Surrey Memorial Hospital
  - Surrey City Hall
  - Surrey City Centre Library
  - Civic Boutique Hotel (Marriott Autograph Collection)



## Leasing Inquiries

Please contact **Maury Dubuque, Assistant Vice-President, Western Region** at 604.790-3939 or [mdubuque@nicolawealth.com](mailto:mdubuque@nicolawealth.com)

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