

**AVISON  
YOUNG**

# For Lease

**Station Tower**  
**13401 108<sup>th</sup> Avenue**  
**Surrey, BC**

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# 13401 108<sup>th</sup> 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 108<sup>th</sup> 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

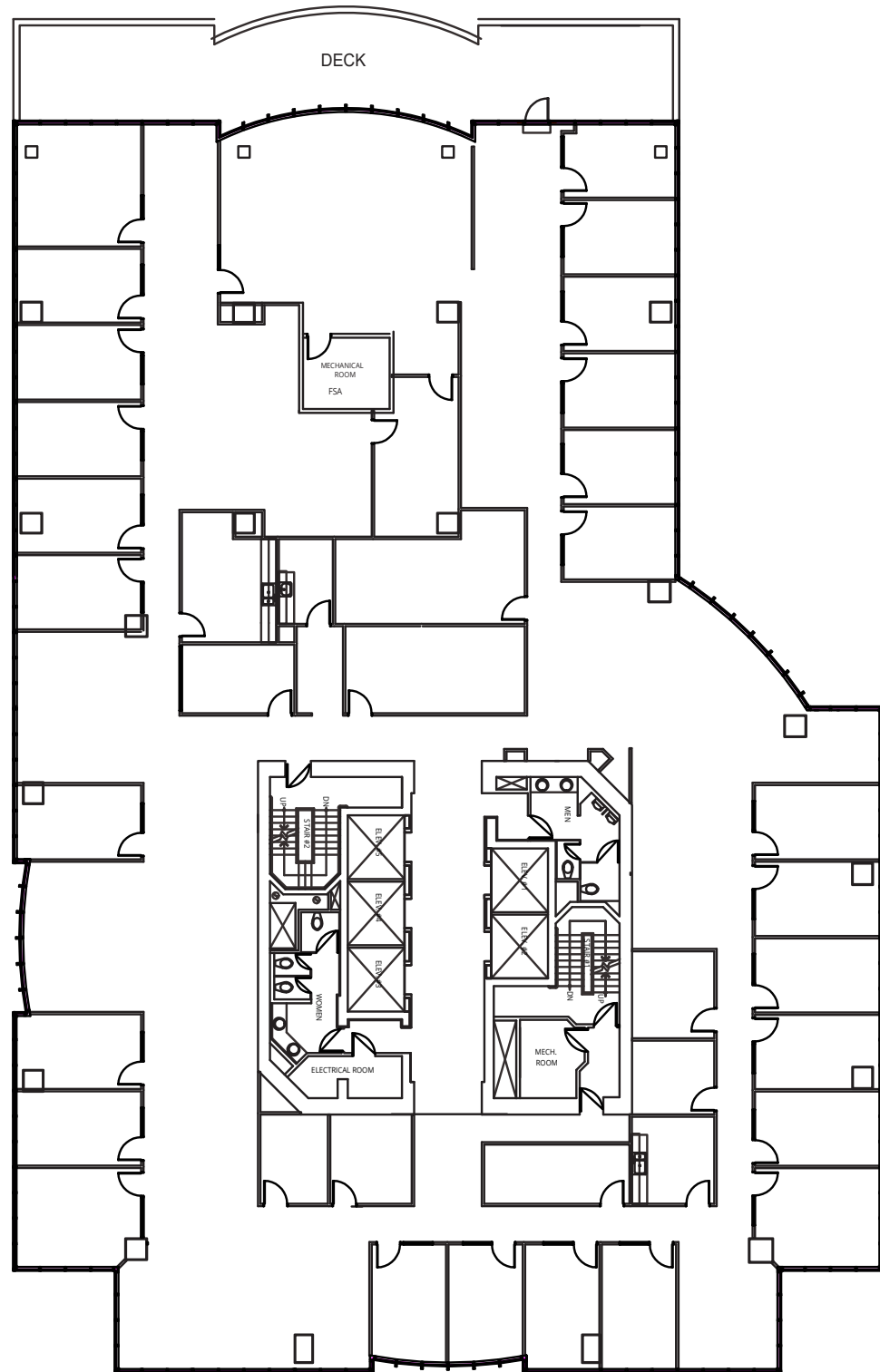
## RENDERINGS OF UPGRADES TO COMMON AREAS





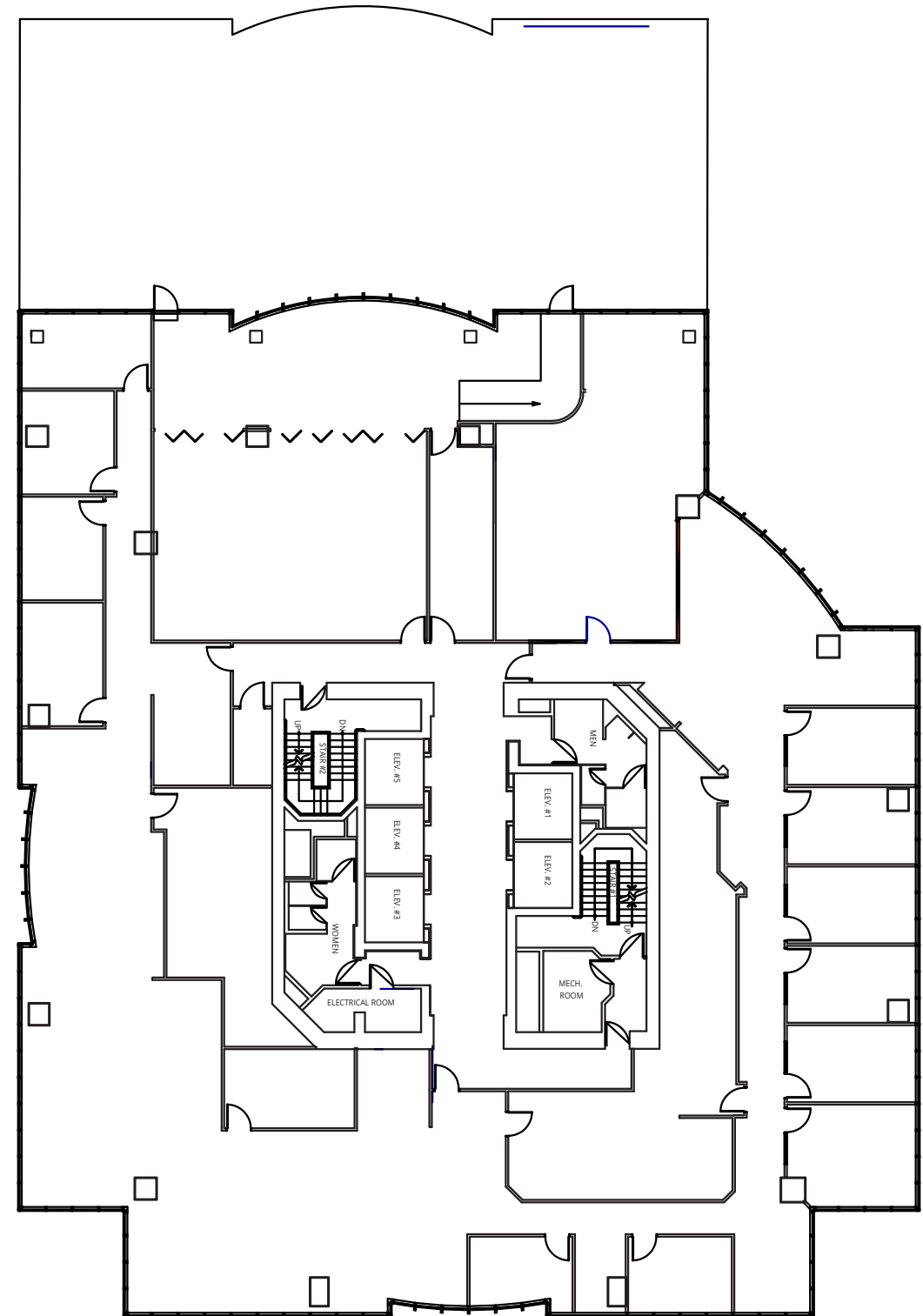
# FLOOR PLAN

6th floor - 17,590 sf



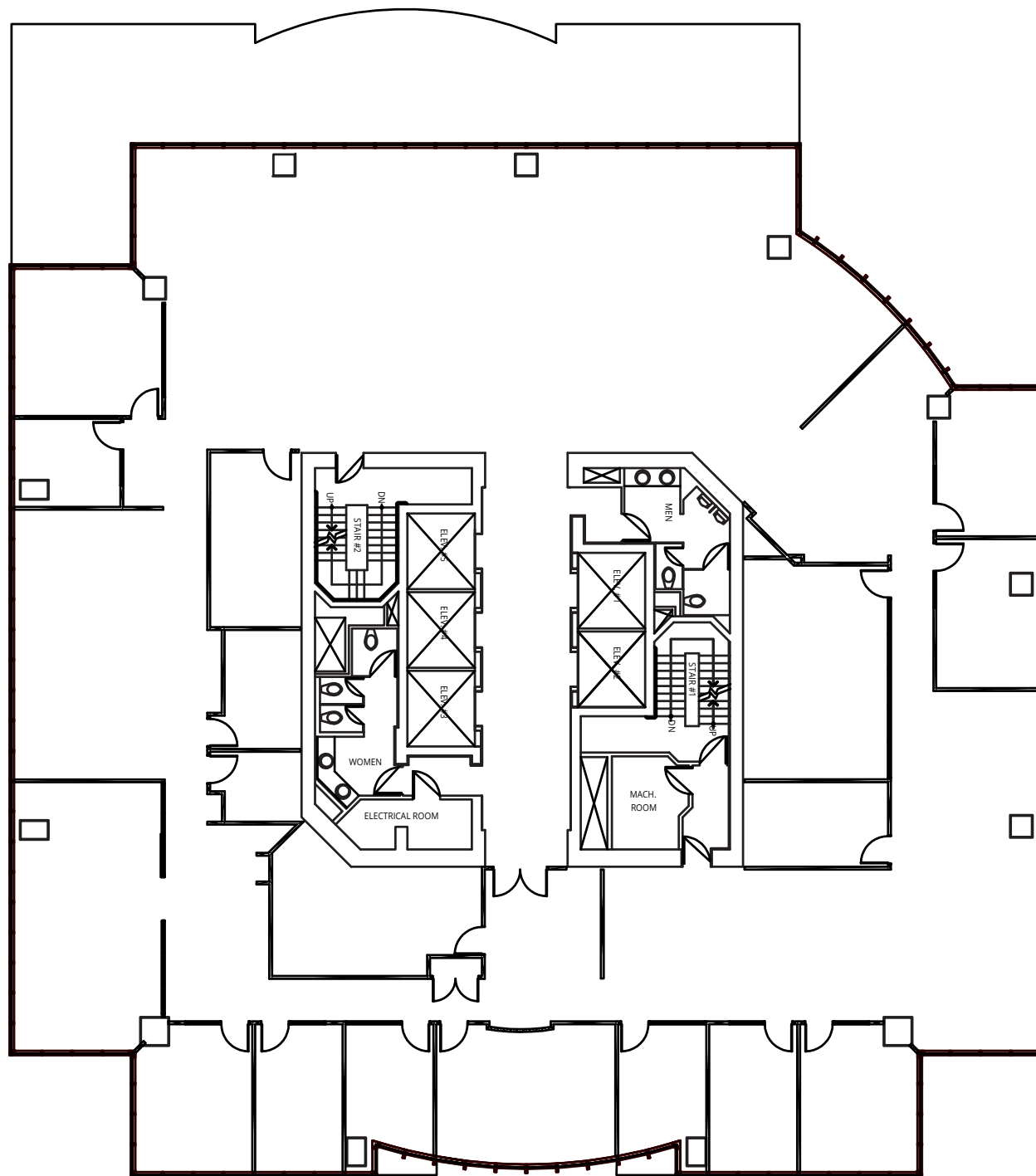
# FLOOR PLAN

7th floor - 13,914 sf



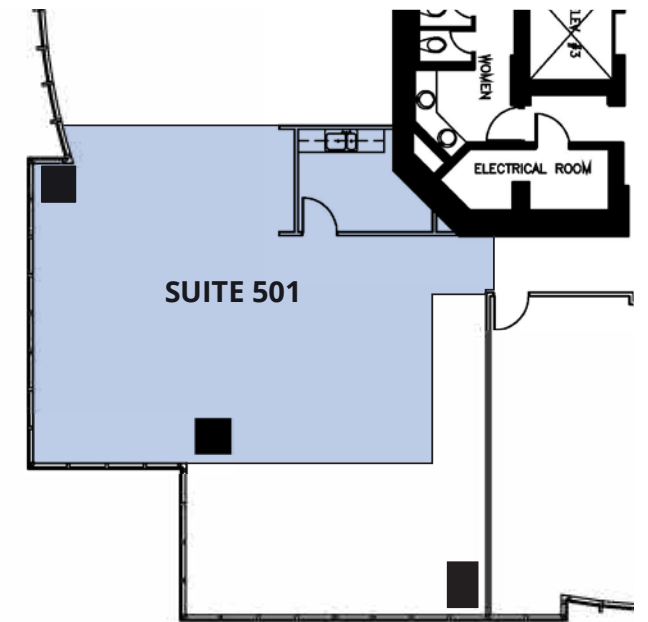
## FLOOR PLAN

8th floor - 12,380 sf



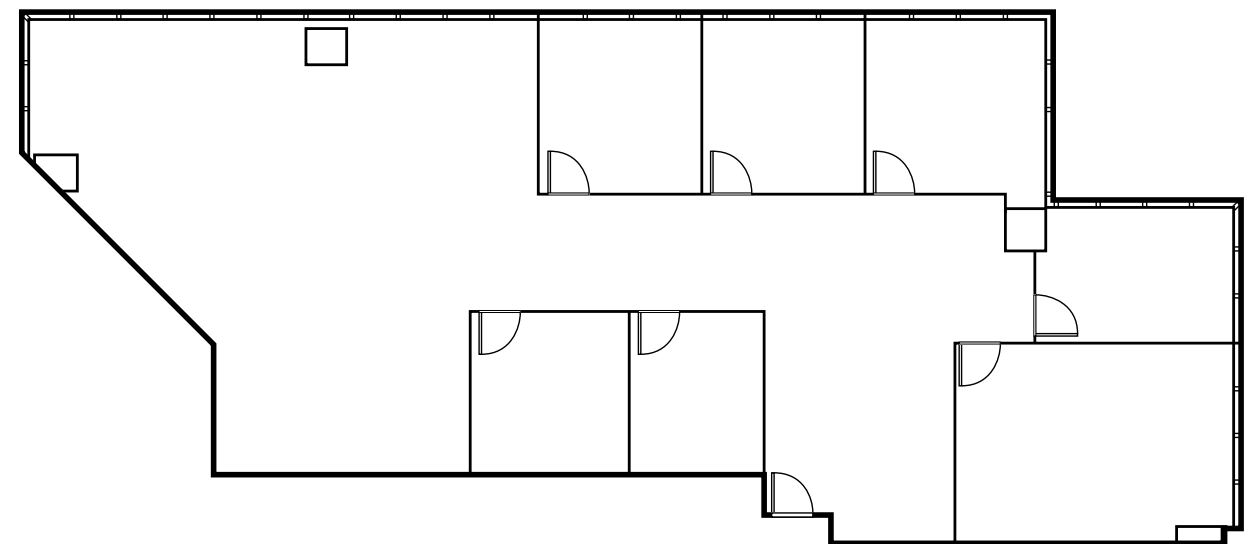
## FLOOR PLAN

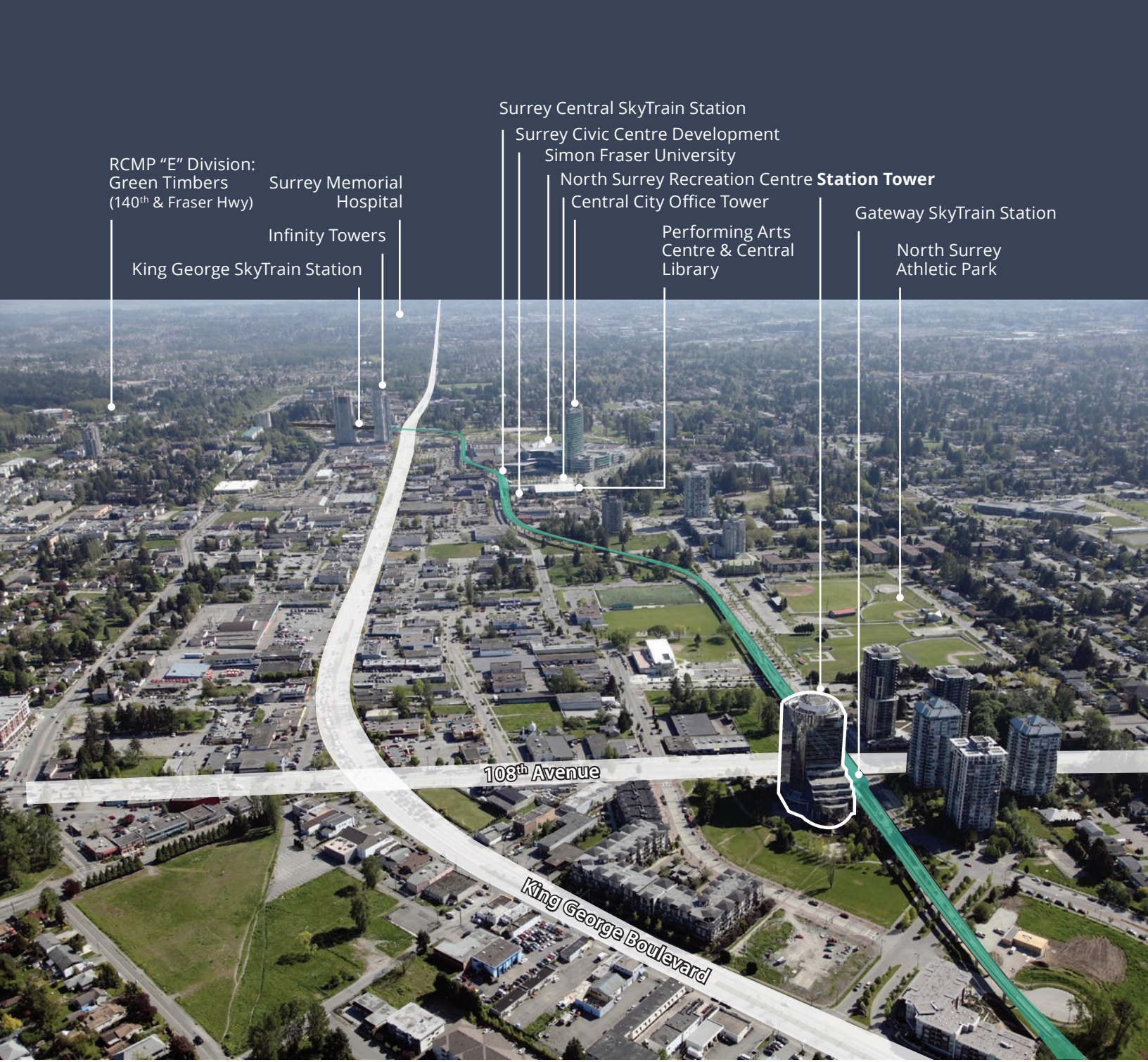
5th floor suite 501 - 1,346 sf



## FLOOR PLAN

10th floor suite 1010 - 3,484 sf





RCMP "E" Division:  
Green Timbers  
(140<sup>th</sup> & 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

103<sup>th</sup> Avenue

King George Boulevard

## Contact us for more information

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**AVISON  
YOUNG**

**BEST  
MANAGED  
COMPANIES**  
Platinum member

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