



FOR LEASE

Multiple Office Units Available at the Gateway Professional Building

11950 80th Avenue, North Delta, BC



Property Overview

Prime office space available at the Gateway Professional Building in North Delta, BC. Ideally located at the southwest corner of Scott Road and 80th Avenue, this space is nestled in a amenity-rich neighbourhood offering convenient access to a variety of amenities.

Amenities include; security card access, dual elevators, secure underground parking and on-site property management.

Location

The Gateway Professional Building is located on the southwest corner of Scott Road and 80th Avenue in North Delta. This prime location offers excellent connectivity, with quick access to Highways 99, 91 and 17, providing easy travel throughout the Lower Mainland.

The surrounding neighbourhood is rich in amenities, including various banks, retailers and restaurants.



Floor to Ceiling Windows



Private Patio on 3rd Floor



Secure Parking



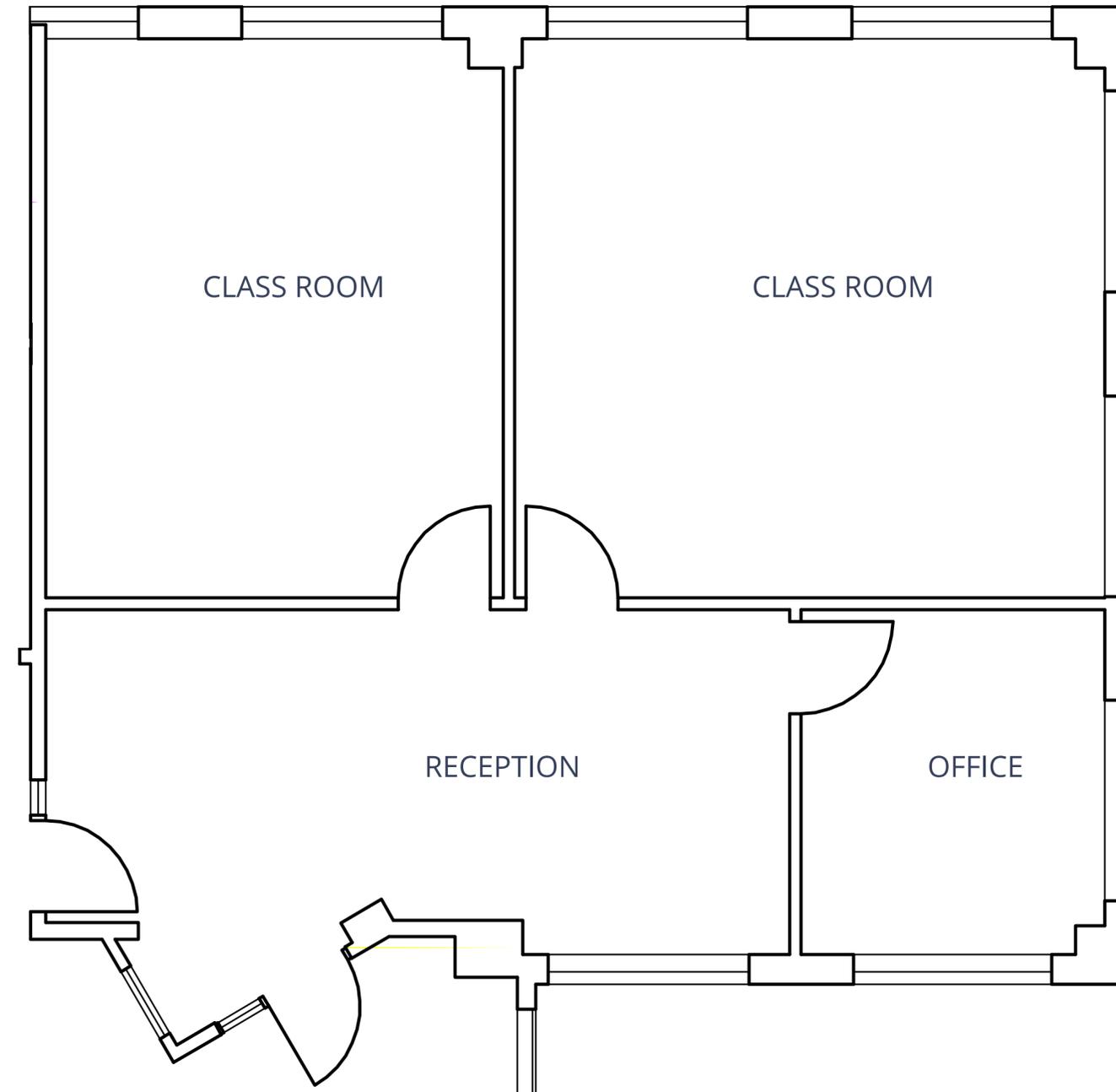
Salient Facts

Civic Address	11950 80th Avenue, North Delta, BC
Rentable Area	Unit 100: 1,426 SF Unit 101: 1,032 SF Unit 300: 7,381 SF
Available	Immediately
Net Rent	Contact listing agents
Additional Rent (2025)	+/- \$13.50 (excluding hydro)
Parking	Secure underground parking

Suite Features

Unit 100

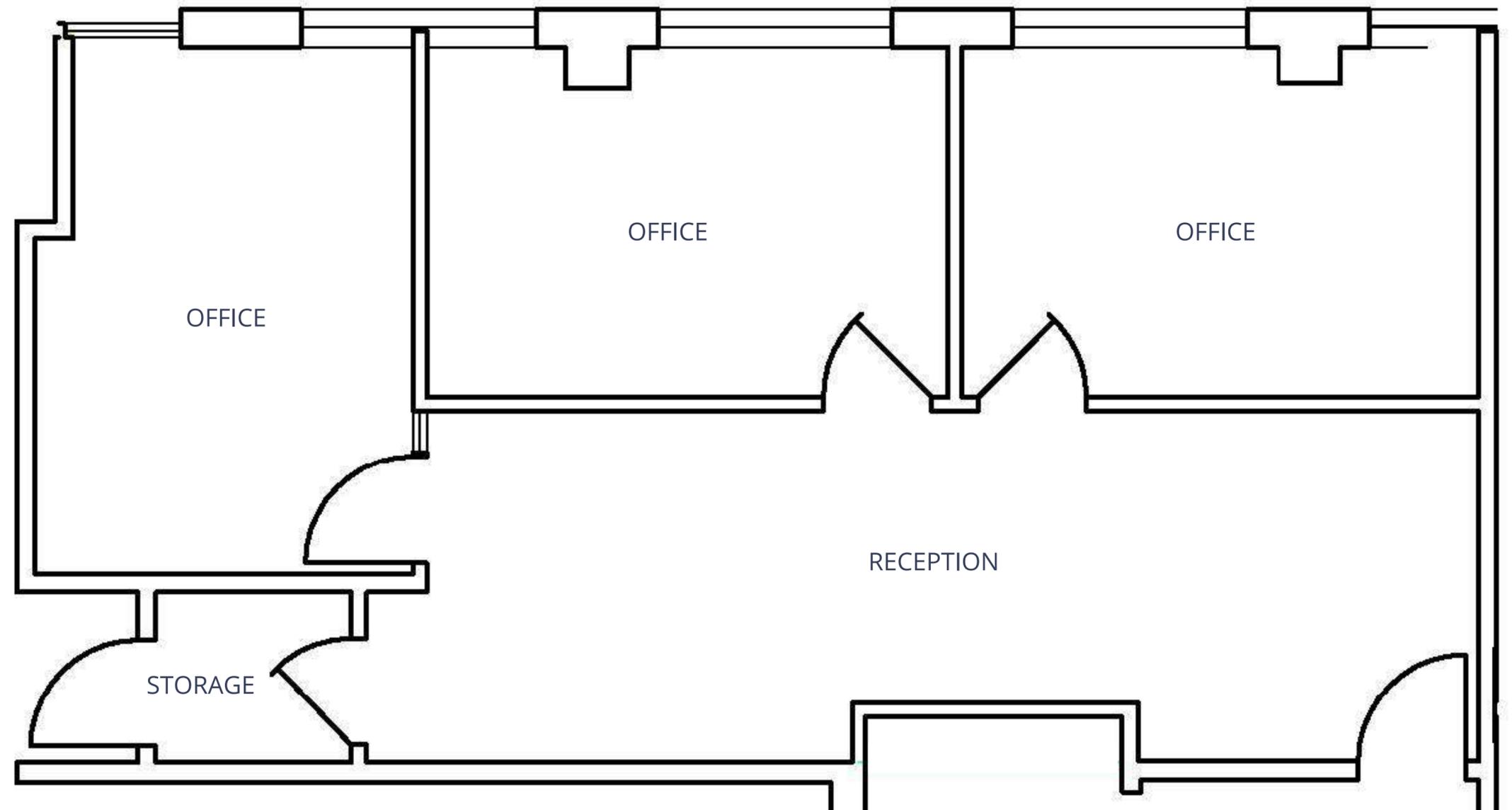
- Available immediately
- Reception area
- 2 large class rooms
- 1 private office
- Up to 2 underground parking stalls



Suite Features

Unit 101

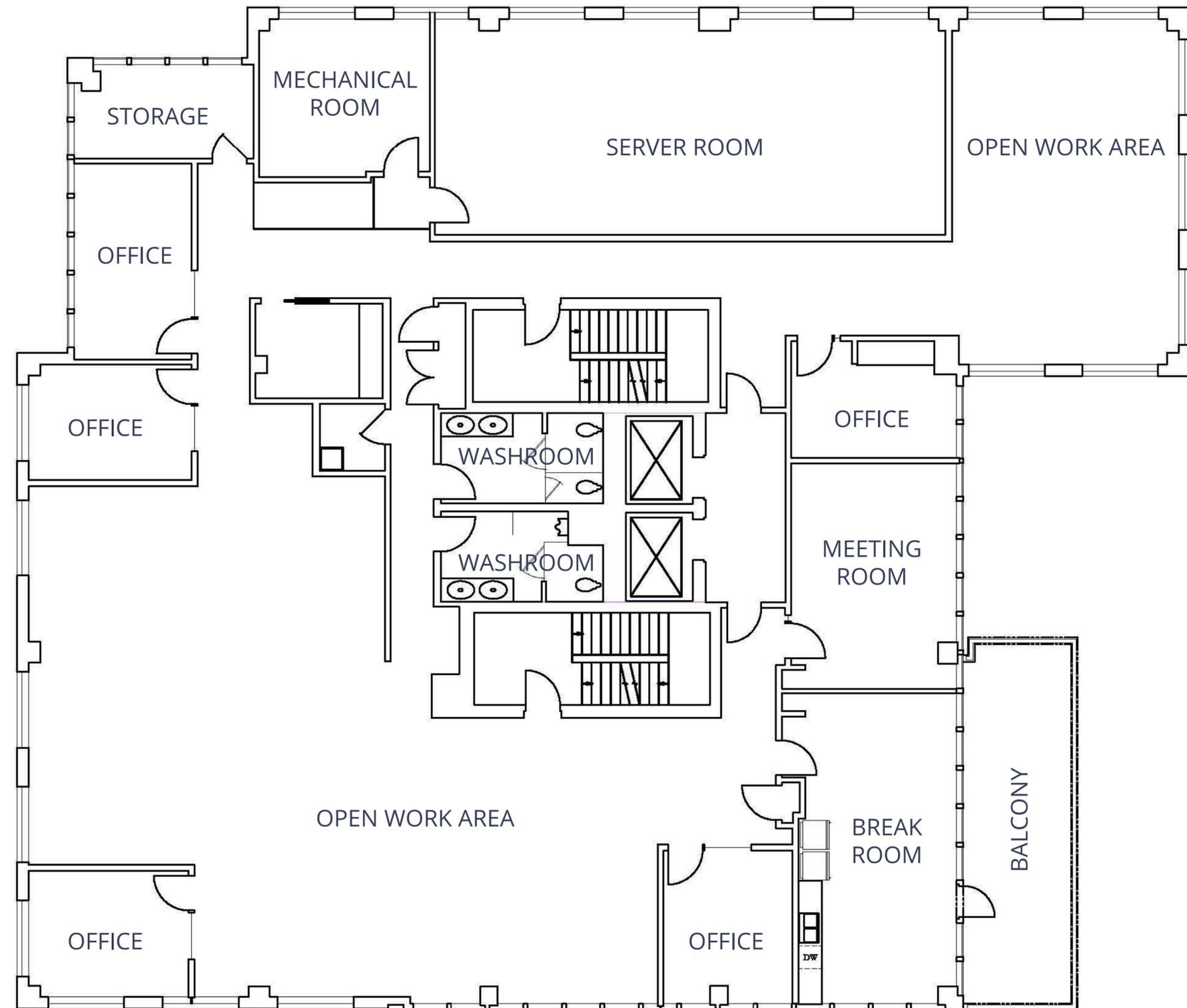
- Available January 1st, 2026
- 3 private offices
- Storage area
- Reception area



Suite Features

Unit 300

- Full floor opportunity
- Multiple large open work area
- 5 private offices
- Meeting room
- Break/lunch room
- Server room
- Mechanical room
- Storage area
- Private balcony
- Large, fully equipped server room with raised floors and all infrastructure in place
- In-suite washrooms
- Up to 15 underground parking stalls

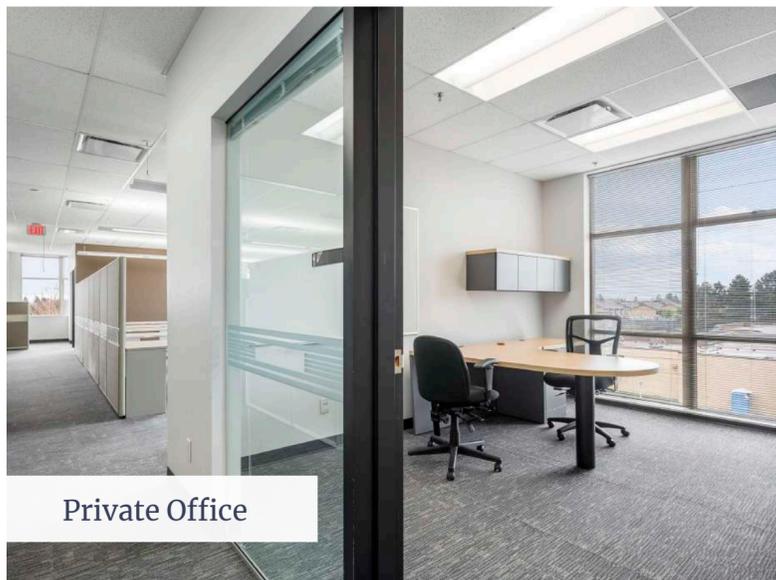




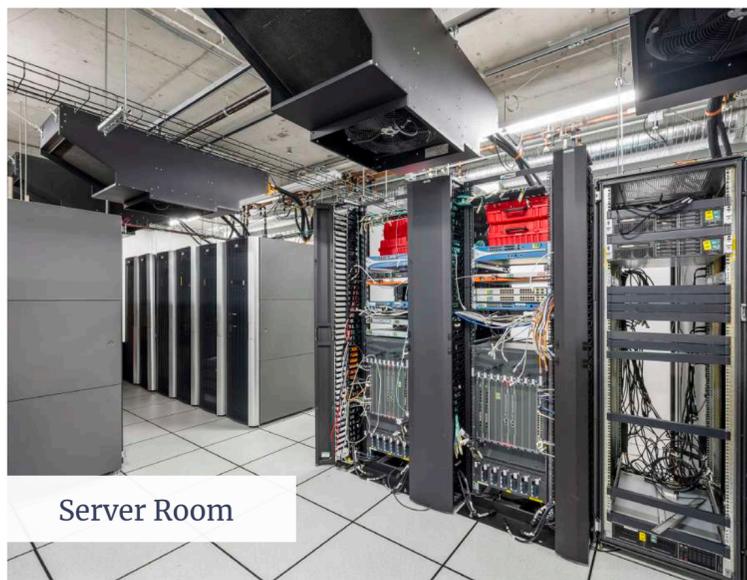
Kitchen/Lunchroom



Workstations



Private Office



Server Room



Meeting Room

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