

FOR SUBLEASE / 19TH FLOOR

13450 102 AVENUE SURREY BC



**CUSHMAN &
WAKEFIELD**

FOR SUBLEASE / 19TH FLOOR
13450 102 AVENUE SURREY BC



THE OPPORTUNITY

Tower 1 at Central City is a AAA, 25-storey, transit-oriented office building, conveniently located right next to transit, interior access to the shopping centre, and world-class tenants onsite. It is at the epicentre of Downtown Surrey, fronting King George Boulevard between 100th Avenue and 102nd Avenue. Central City connects easily to New Westminister, Coquitlam, Burnaby, Vancouver, Richmond and the Vancouver International Airport through the King George SkyTrain line.

AVAILABLE OFFICE AREAS

19th Floor: 17,358 sf

SUBLEASE TERM EXPIRY

19th Floor: April 30, 2031

NET ASKING RENT

Contact listing agents for details

ADDITIONAL RENT

\$20.02 psf, per annum (2024 estimate)

PARKING

19TH FLOOR

- 43 stalls (2.5 stalls per 1,000 sf) at market rate
- Currently \$80/month + transit & sales tax

SUITE 2220 LEASED

- 13 stalls (2.5 stalls per 1,000 sf) at market rate
- Currently \$80/month + transit & sales tax

AVAILABILITY

19th Floor: Available Immediately.
Suite 2220: Available with 30 days' notice.



FLEXIBLE HVAC SYSTEM



RAISED FLOORS WITH UNDER FLOOR AIR



ABOVE MARKET VISITOR & TENANT PARKING RATIOS



DIRECT ACCESS TO SURREY CENTRE MALL & FOOD COURT



SECURE BICYCLE STORAGE



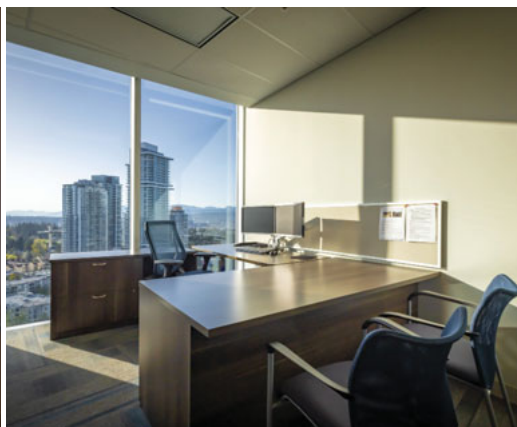
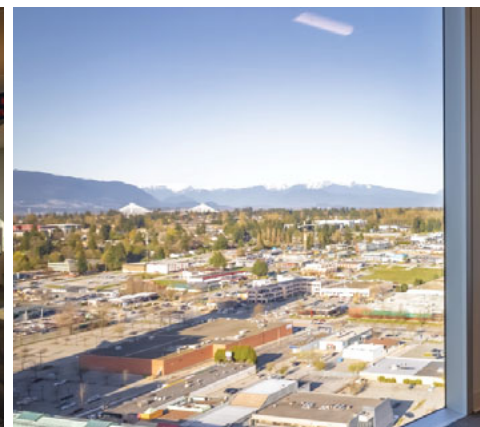
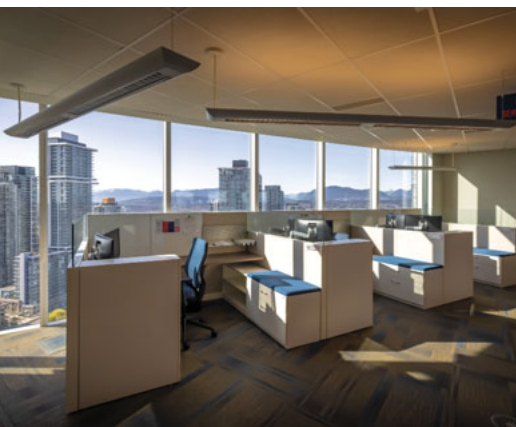
FITNESS CENTRE WITH SHOWERS AND LOCKERS



AAA COMMON AREA FINISHINGS



LOCATED DIRECTLY ON MAJOR ARTERIAL ROUTES & SKYTRAIN



SUITE 2220 FEATURES 5,249 SF

- 3 Window offices
- 2 internal offices
- 1 large boardroom
- Corner Boardroom
- 1 internal meeting room
- Open area with workstations
- Kitchen
- Server/copy room



19TH FLOOR FEATURES 17,358 SF

- 23 Window Offices
- Open area with workstations
- Reception
- Large open areas
- 2 large meeting rooms
- 1 small meeting room
- Coffee rooms/kitchenette
- Storage/file rooms



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80 BIKE SCORE
VERY BIKEABLE



90 TRANSIT SCORE
RIDER'S PARADISE



32 WALK SCORE
CAR-DEPENDENT

SUBJECT PROPERTY



CENTRAL CITY

SFU

SFU

LIBRARY

SURREY CITY HALL



Surrey Central Station

104 AVENUE

SCOTIABANK

102 AVENUE

RBC

WALMART

EXPO LINE

WHITE SPOT

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