



— FOR SUBLEASE / 19TH FLOOR & SUITE 2220 —

13450 102 AVENUE SURREY BC



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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
Suite 2220: 5,249 sf

SUBLEASE TERM EXPIRY

19th Floor: April 30, 2031
Suite 2220: May 30, 2031

NET ASKING RENT

Contact listing agents for details

ADDITIONAL RENT

\$19.29 psf, per annum (2023 estimate)

PARKING

19TH FLOOR

- 43 stalls (2.5 stalls per 1,000 sf) at market rate
- Currently \$65/month + transit & sales tax

SUITE 2220

- 13 stalls (2.5 stalls per 1,000 sf) at market rate
- Currently \$65/month + transit & sales tax

AVAILABILITY

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



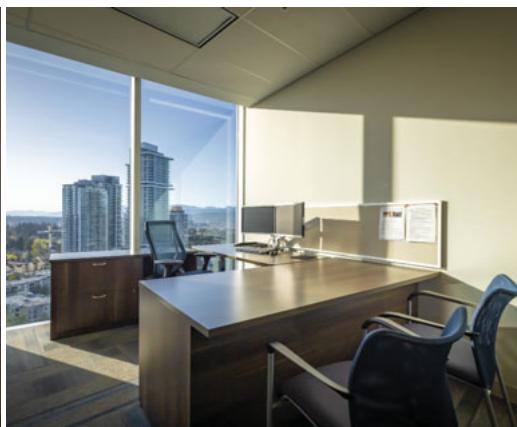
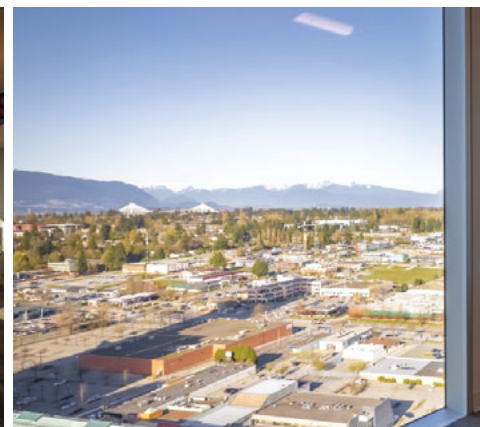
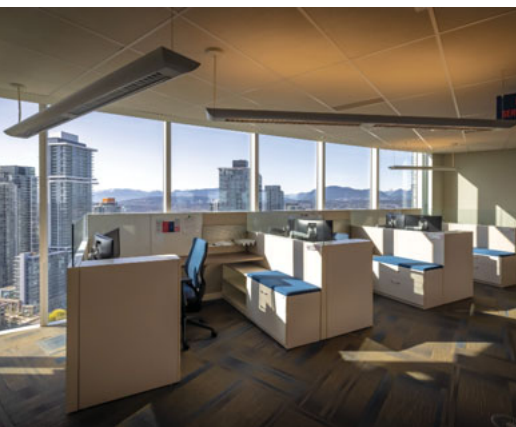
FITNESS CENTRE WITH SHOWERS AND LOCKERS



AAA COMMON AREA FINISHINGS



LOCATED DIRECTLY ON MAJOR ARTERIAL ROUTES & SKYTRAIN



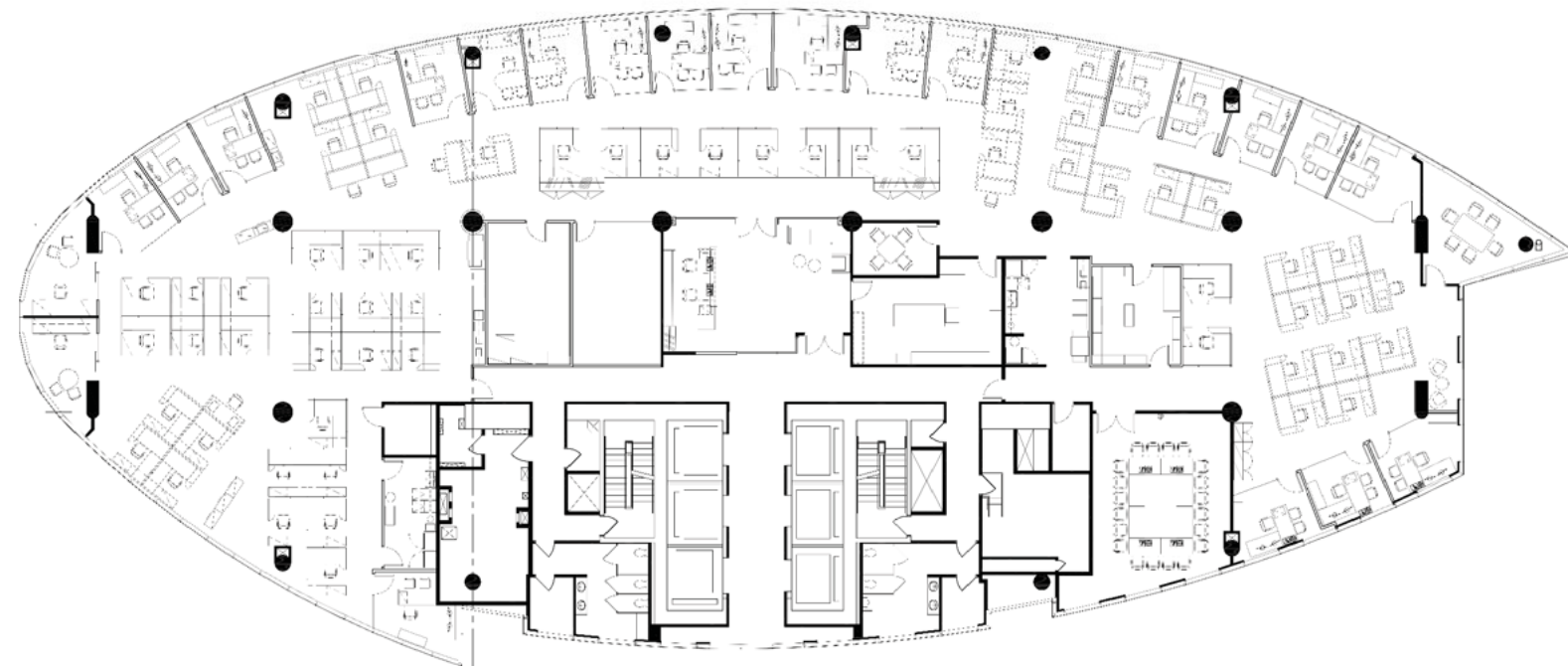
SUITE 2220 FEATURES 5,249 SF

- 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

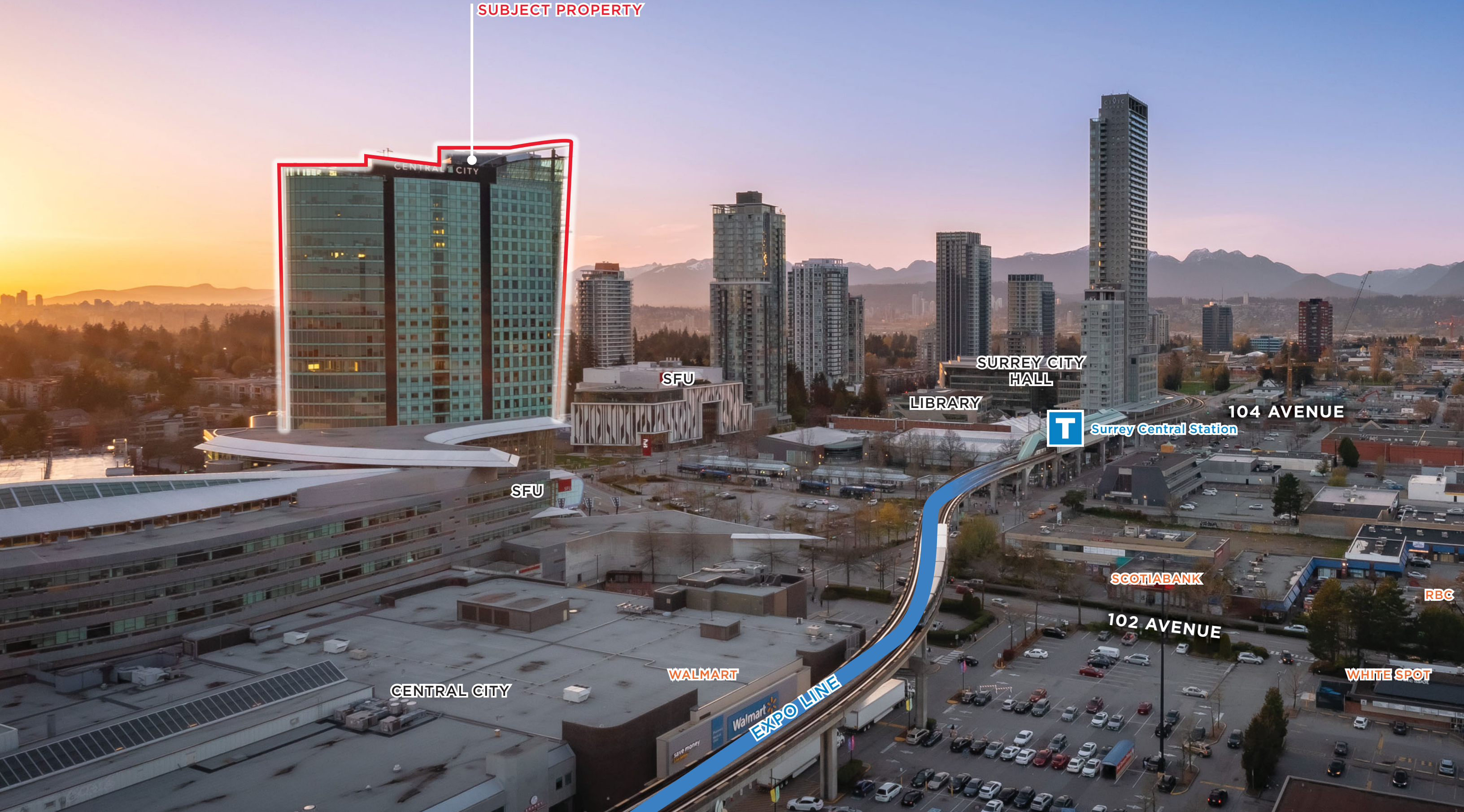


90 TRANSIT SCORE
RIDER'S PARADISE



32 WALK SCORE
CAR-DEPENDENT

SUBJECT PROPERTY



SFU

SFU

SURREY CITY HALL

LIBRARY



Surrey Central Station

104 AVENUE

SCOTIABANK

RBC

102 AVENUE

WHITE SPOT

WALMART

CENTRAL CITY

EXPO LINE

FOR SUBLEASE / 19TH FLOOR & SUITE 2220

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VIEW FROM SUITE 2220 CORNER BOARDROOM



MAX ZESSEL

Personal Real Estate Corporation
Senior Vice President
604 640 5824
max.zessel@cushwake.com

ROGER LEGGATT

Personal Real Estate Corporation
Executive Vice President
604 640 5882
roger.leggatt@cushwake.com



Suite 700 - 700 West Georgia Street / PO Box 10023, Pacific Centre / Vancouver, BC V7Y 1A1 / 604 683 3111 / cushmanwakefield.ca

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