

**301 & 303 - 13805 104 AVENUE, SURREY**  
THIRD FLOOR OFFICE SPACES

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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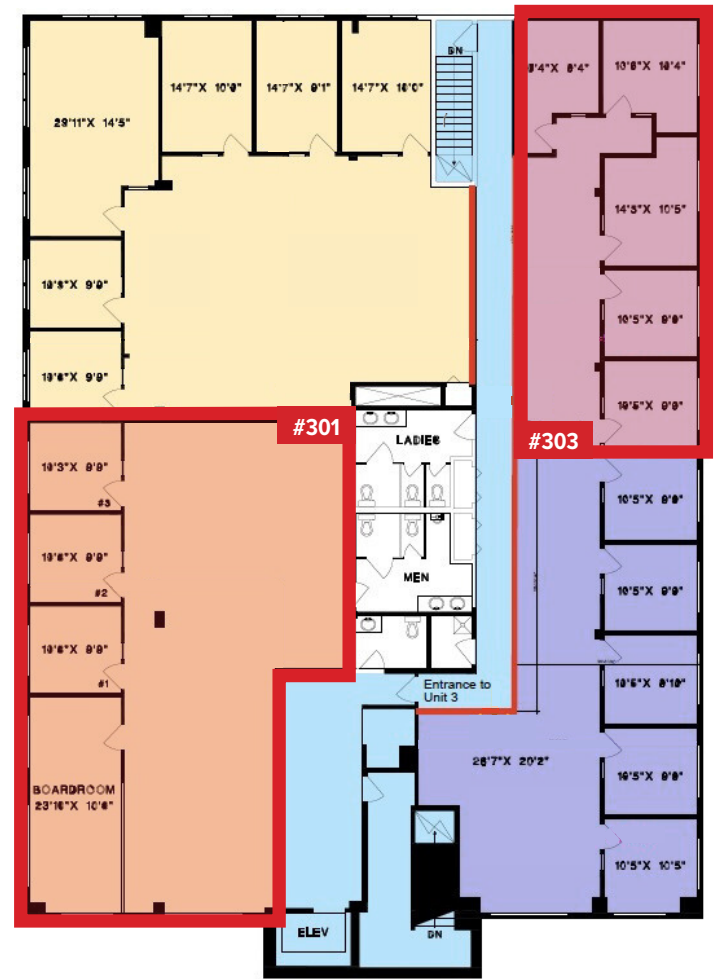
**FOR LEASE**

## **Third Floor Office Spaces in Downtown Surrey**

This third floor office faces 104 Avenue located in downtown Surrey's bursting central business district. Located in a well-maintained building with elevator access and abundant natural light. Extra on-site parking available, providing convenience for staff and visitors alike. Amenities include a common lunch room.

**Unit 301** is a renovated, bright and functional office space featuring four private offices, boardroom with southwest views, creating a professional and inspiring environment.

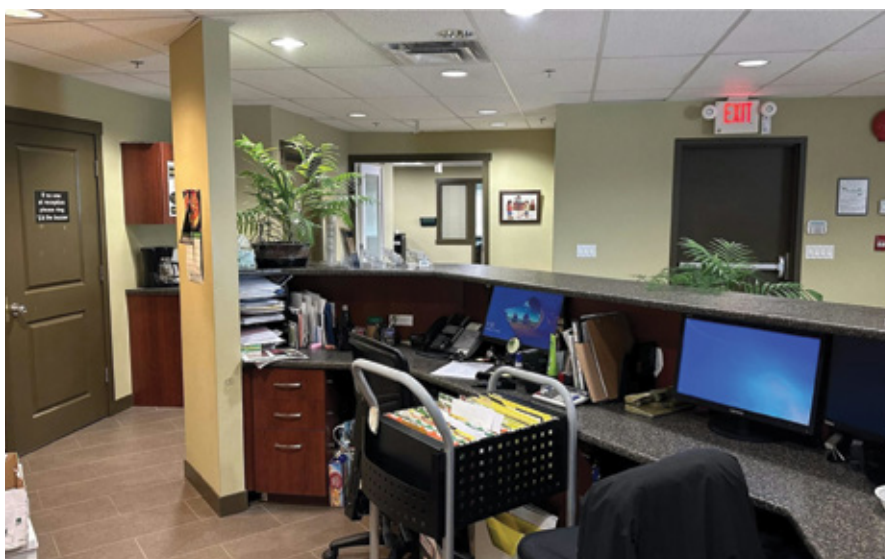
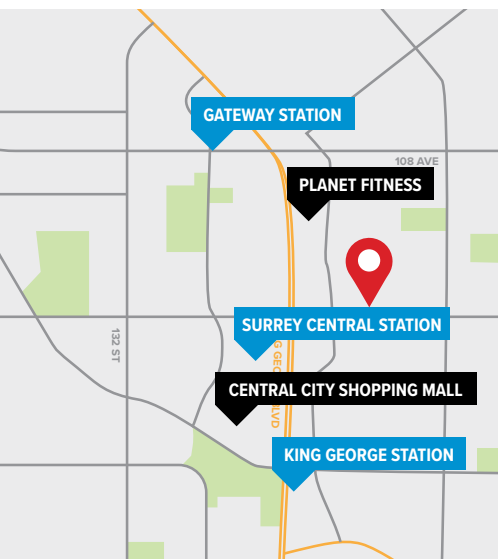
**Unit 303** is a renovated, bright and functional office space featuring five private offices with northeast views, creating a professional and inspiring environment.





## Salient Facts

Unit	301	303
Size	± 2,480 SQFT	± 1,432 SQFT
Parking	Open	Open
Zoning	CHI	CHI
Basic Rent	\$27.00/FT	\$27.00/FT
Additional Rent	\$16.11/FT	\$16.11/FT
Monthly Rent	\$8,909.00 + GST	\$5,144.46 + GST



## Location

At the crossroads of 104 Avenue and 138 Street, this premier locale offers unmatched connectivity and amenities. Adjacent to Surrey City Hall, the vibrant Civic Plaza, and the landmark City Centre Library, the area is bolstered by SkyTrain access and cultural vitality. Nearby Holland Park, lively malls, cafés, restaurants, university campuses (SFU & KPU), and recreational hubs enhance its appeal. The district is a dynamic, walkable core—ideal for business, innovation, and urban lifestyle.

## For More Information Contact

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