

**AVISON  
YOUNG**

# For Lease

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

---

**Josh Sookero\***, Principal  
604 647 5091  
[josh.sookero@avisonyoung.com](mailto:josh.sookero@avisonyoung.com)

*\*Josh Sookero Personal Real Estate Corporation*

**Nicolas Bilodeau**, Senior Vice President  
604 647 1336  
[nicolas.bilodeau@avisonyoung.com](mailto:nicolas.bilodeau@avisonyoung.com)





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  
\$20.44 psf (2025 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

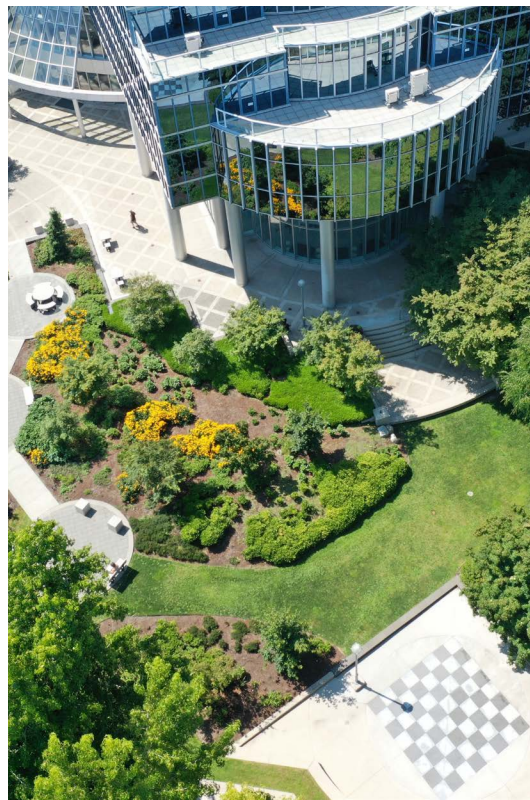
 On the Gateway SkyTrain station

 Fitness, restaurant facilities, banking, drug store and grocery on site

 Professionally managed

Availabilities

| SUITE      | SIZE      | AVAILABILITY |
|------------|-----------|--------------|
| Suite 501  | 1,346 sf  | Immediately  |
| 6th floor  | 17,590 sf | Immediately  |
| 7th floor  | 13,914 sf | Immediately  |
| 8th floor  | 12,380 sf | Immediately  |
| Suite 1010 | 3,484 sf  | Immediately  |
| Suite 1250 | 6,612 sf  | Immediately  |
| Suite 1730 | 2,647 sf  | June 1, 2026 |



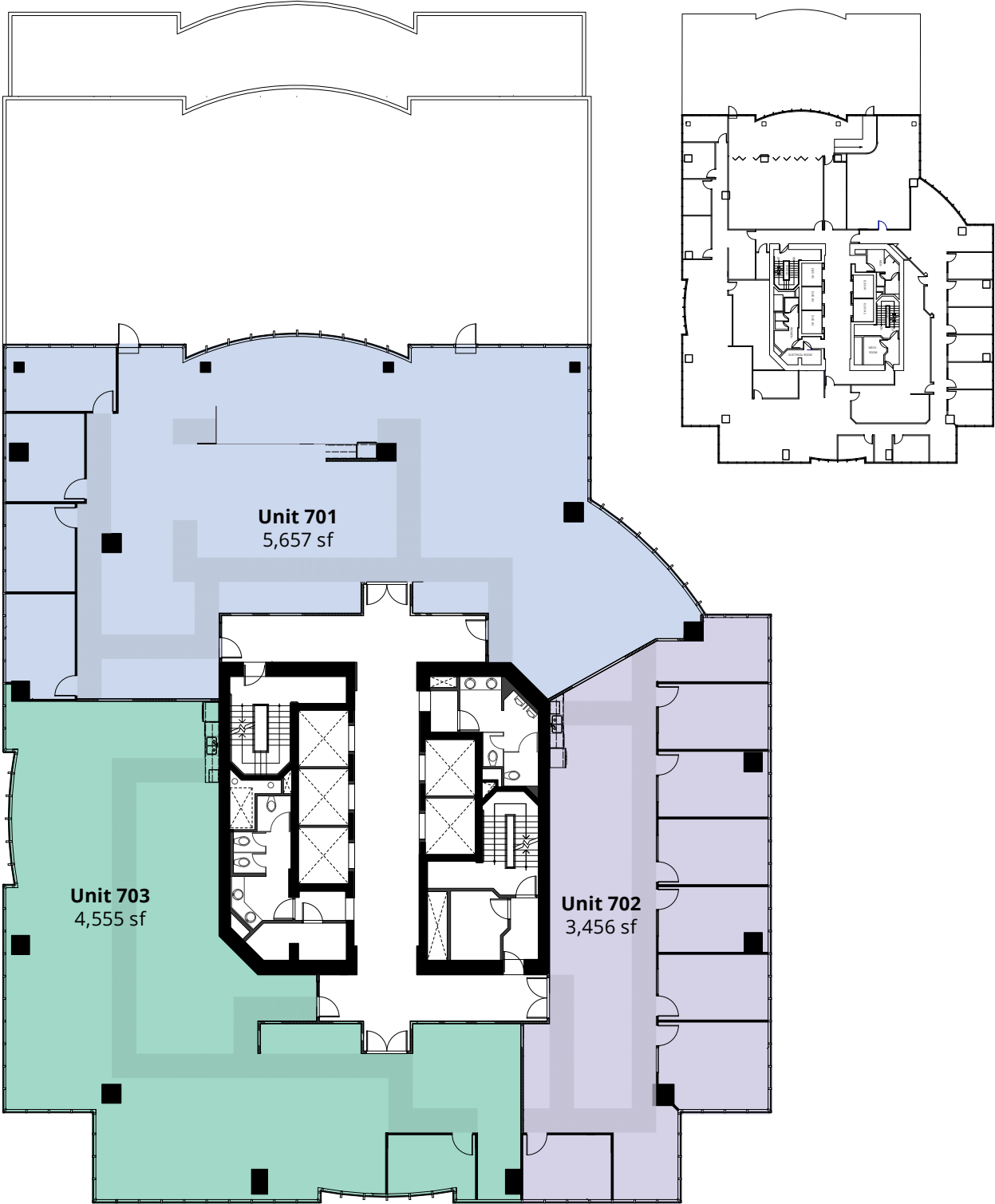
DEMISING FLOOR PLAN

6th floor - 17,590 sf



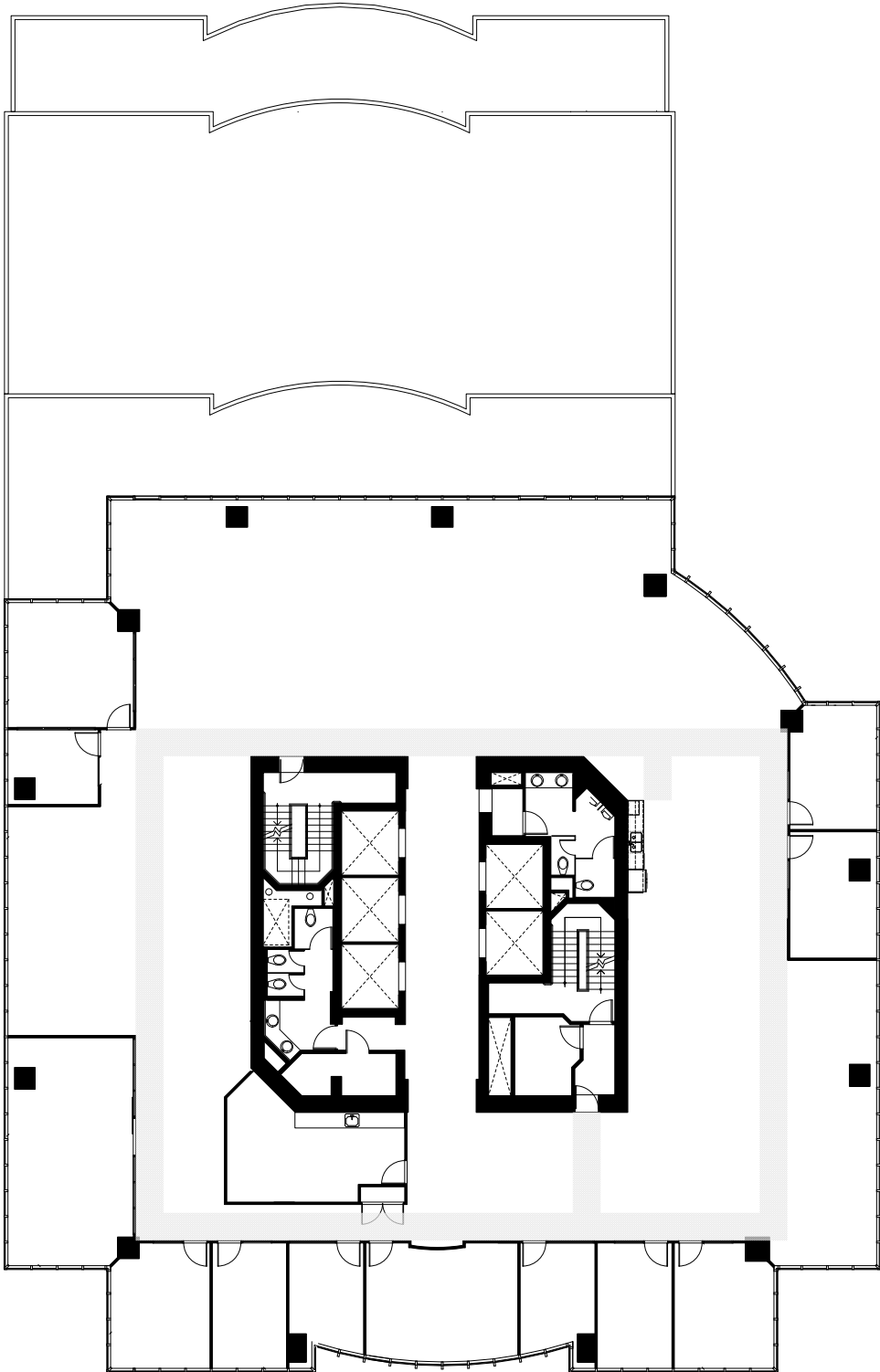
DEMISING FLOOR PLAN

7th floor - 13,914 sf



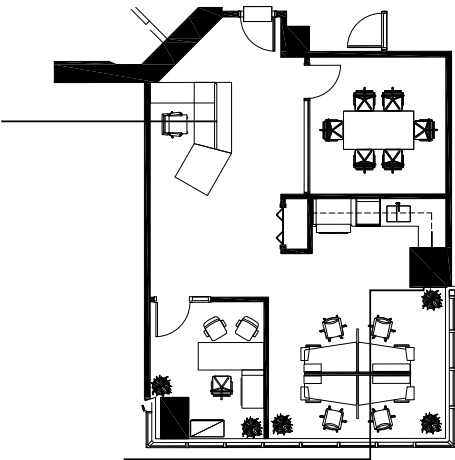
FLOOR PLAN

8th floor - 12,380 sf



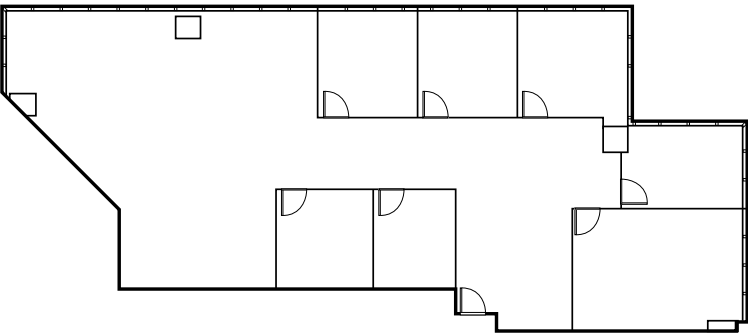
FLOOR PLAN

5th floor  
Show suite 501  
1,346 sf



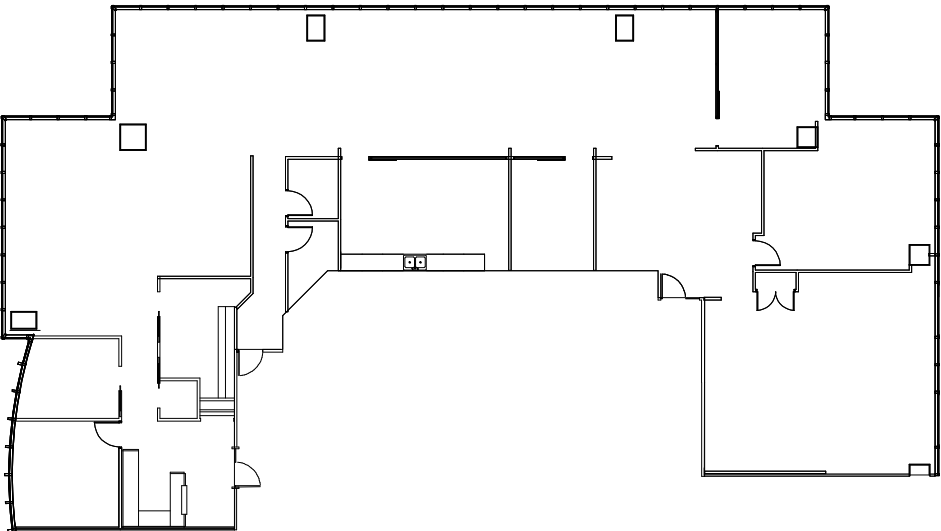
FLOOR PLAN

10th floor  
Suite 1010  
3,484 sf



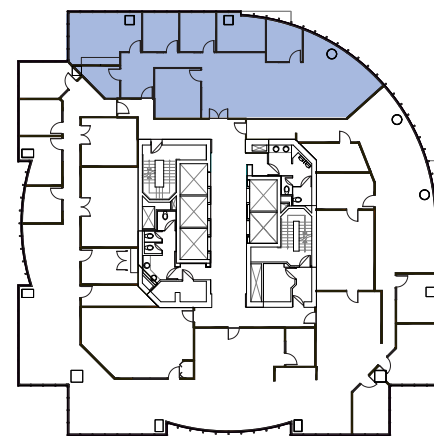
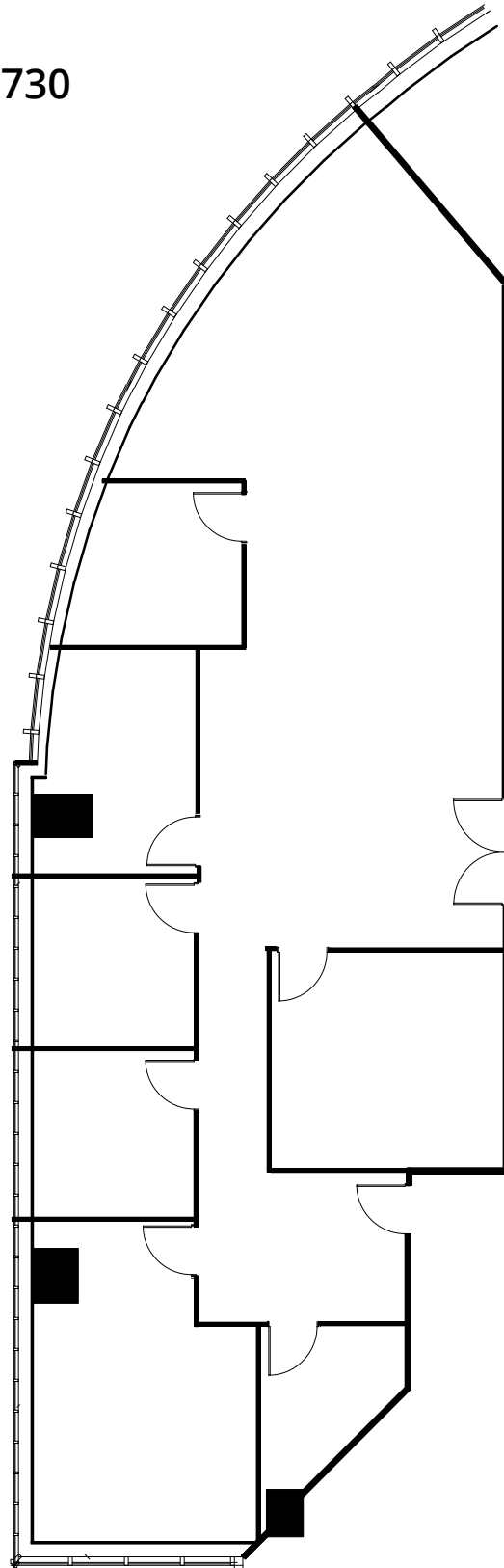
FLOOR PLAN

12th floor  
Suite 1250  
6,612 sf



## FLOOR PLAN

17th floor  
Show suite 1730  
2,647 sf



## SHOW SUITE 1730

Available June 1, 2026





## Contact us for more information

**Josh Sookero\***, Principal  
604 647 5091  
josh.sookero@avisonyoung.com

\*Josh Sookero Personal Real Estate Corporation

**Nicolas Bilodeau**, Senior Vice President  
604 647 1336  
nicolas.bilodeau@avisonyoung.com

**AVISON  
YOUNG**

CANADA **BEST  
MANAGED  
COMPANIES**  
Platinum member

#2900-1055 West Georgia Street  
P.O. Box 11109 Royal Centre  
Vancouver, BC V6E 3P3, Canada

[avisonyoung.com](http://avisonyoung.com)

© 2025 Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.