

The Colliers logo, featuring the word "Colliers" in white serif font on a blue rectangular background with a yellow and red horizontal stripe at the bottom.A photograph of a modern office interior. In the foreground, there is a reception desk with a dark wood-grain base and a black countertop. To the left, a bright orange sofa and a tan armchair are positioned near a large window. The ceiling is white with recessed circular lights and a green exit sign. A pendant light hangs from the ceiling. The background shows more office space and large windows offering a view of the city.

Colliers

For Sale - High Quality Move-In Ready Office Space in City Centre 1

#1101 & 1102 -13737 96 AVENUE, SURREY, BC

Opportunity to purchase a fully finished office space in City Centre 1. This south facing 11th floor unit is 2,676 square feet and offers impressive views. The space is built-out to a high standard including a reception/waiting area, several offices, boardroom, a kitchen/staff room, and registered as two separate strata lots for future flexibility. Five side by side parking stalls are included in the purchase price and additional visitor stalls within the building for clients.

Jason Teahen

Personal Real Estate Corporation
Senior Vice President
+1 604 661 0847
jason.teahen@colliers.com

Vanell Wong

Transaction Associate
+1 604 661 0876
vanell.wong@colliers.com

DETAILS

Available Space:	Suite 1101 & 1102	
Useable Area:	Unit 1101:	1,734 SF
	Unit 1102:	942 SF
	Total:	2,676 SF
PID(s):	029-314-071 & 029-314-089	
Asking Price:	\$3,395,000	
Available:	Immediate	
Strata Fees:	Unit 1101:	\$713.29
	Unit 1102:	\$387.49
	Total:	\$1,110.79
Gross Taxes:	Unit 1101:	\$16,836.97
	Unit 1102:	\$9,584.64
	Total:	\$26,421.61
Parking:	5 designated side by side stalls	

SUITE FEATURES

- Reception/waiting area
- Private offices
- Kitchen/staff room
- South facing views
- Boardroom
- 5 side by side designated parking stalls

LOCATION

Immerse your business in the epicenter of BC's fastest growing city. City Centre 1 is located along a major artery with a short walk to the King George SkyTrain Station, and across the street from Surrey Memorial Hospital, Urgent Care Centre and many medical professionals in the area – making this a target destination for any growing business. The amenities in the project include Starbucks, Subway, Quesada Restaurant, Freshii, Lifelabs and a variety of other medical/health establishments.





Reception



Waiting Area/Open Area



Office



Office



Kitchenette/Staff Room

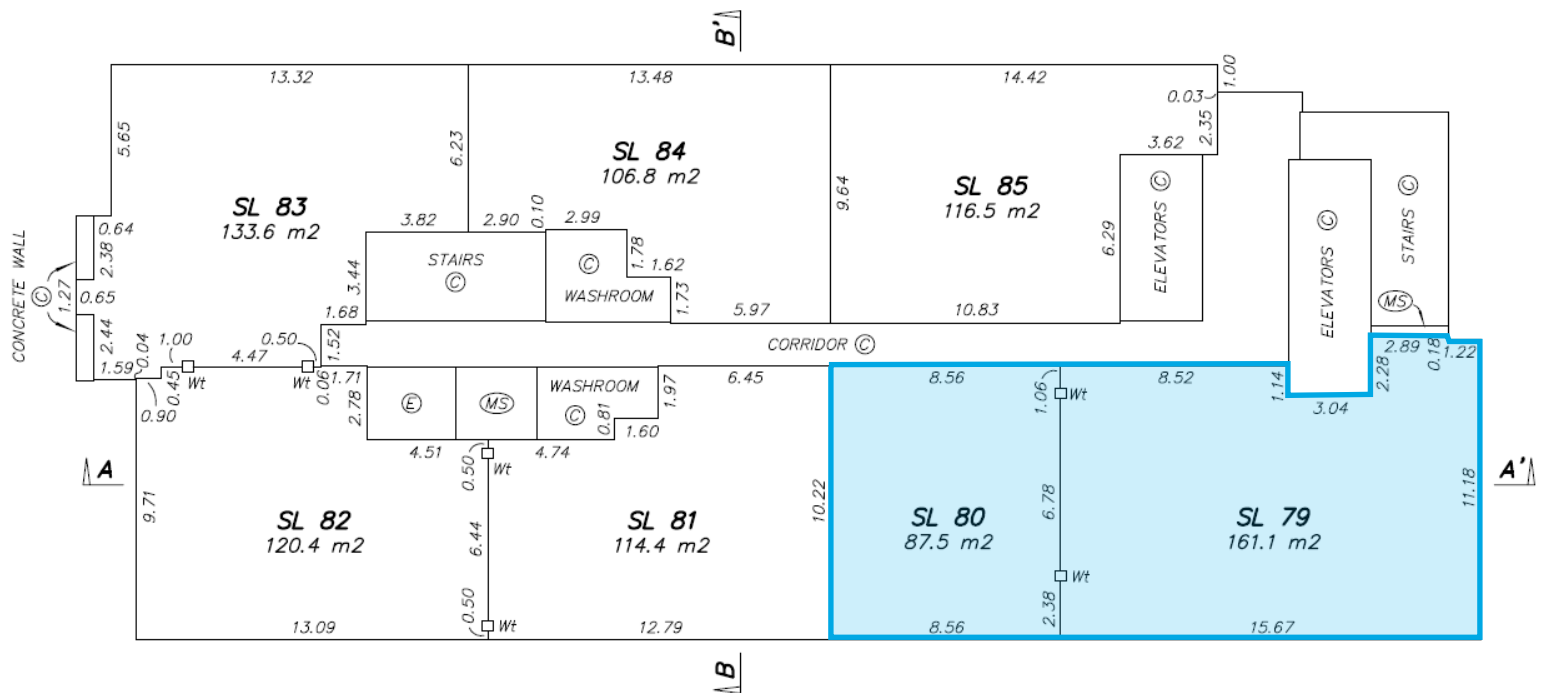


Boardroom



Elevator Exposure

FLOOR PLAN





CITY CENTRE 1 | #1101 & 1102 -13737 96 AVENUE, SURREY, BC

Jason Teahen

Personal Real Estate Corporation
Senior Vice President
+1 604 661 0847
jason.teahen@colliers.com

Vanell Wong

Transaction Associate
+1 604 661 0876
vanell.wong@colliers.com

Copyright © 2021 Colliers International. This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). Copyright © 2021 Colliers Vancouver



collierscanada.com

Accelerating success.