

A multi-story commercial building with a mix of brick and large glass windows. It features a modern design with cantilevered upper floors and a red metal canopy over the entrance. The building is situated in an urban area with other commercial structures visible in the background.

FOR LEASE

Retail & Office Space at Gateway Professional Building

11950 80 Avenue, Delta BC

Opportunity to lease retail and office space in North Delta. This offering is conveniently located in an amenity rich area at the southwest corner of Scott Road and 80th Avenue.

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FOR LEASE | PRIME OFFICE SPACE AT GATEWAY PROFESSIONAL BUILDING

11950 80th Avenue , Delta BC



LOCATION

The Gateway Professional Building is centrally located and within minutes from Highways 99, 91 and 17 (South Fraser Perimeter Road), providing connectivity to all areas in the Lower Mainland. Prominent tenants in the area include Cactus Club Cafe, The Keg Steakhouse + Bar, Best Buy, Canadian Tire, Mark's, Dollarama, and Real Canadian Superstore.

HIGHLIGHTS

- 5 storey Class A – multi-tenant office building
- Full floorplate opportunities available
- Fully improved with high quality fixtures
- Floor to ceiling windows providing lots of natural light
- Dual elevators
- In-suite washrooms
- Security card access
- Existing state of the art server room on the 3rd floor
- Secured underground parking



AVAILABLE AREA

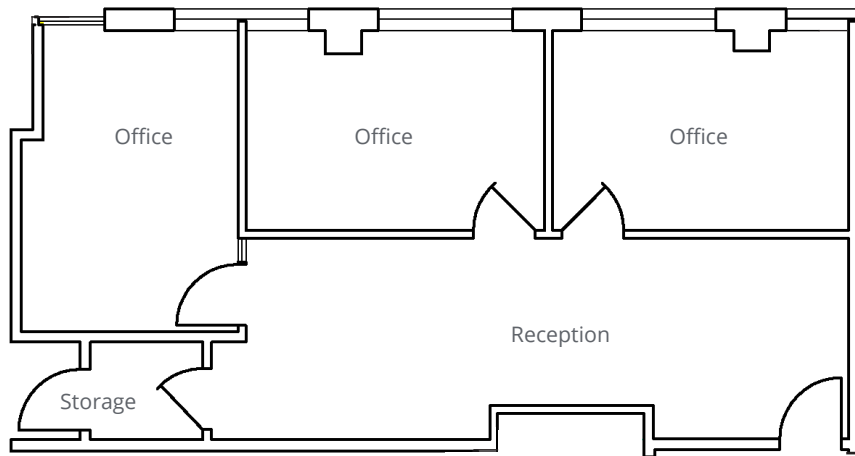
UNIT	AREA (SF)	BASIC RENT	ADDITIONAL RENT
101	1,032	Contact Listing Agents	+/- \$13.50
102	1,258	Contact Listing Agents	+/- \$13.50
104	2,192	Contact Listing Agents	+/- \$13.50
300	Up to 7,381	Contact Listing Agents	+/- \$13.50

FOR LEASE | RETAIL/OFFICE SPACE AT GATEWAY PROFESSIONAL BUILDING

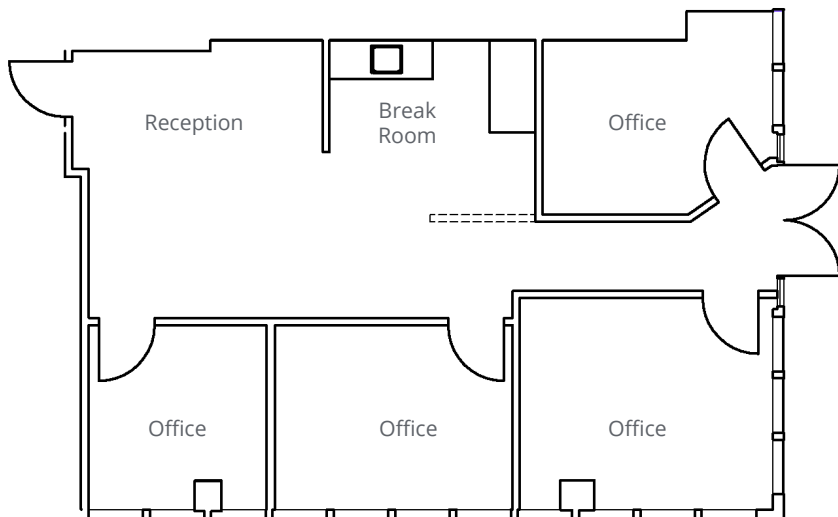
11950 80th Avenue , Delta BC

FLOORPLANS

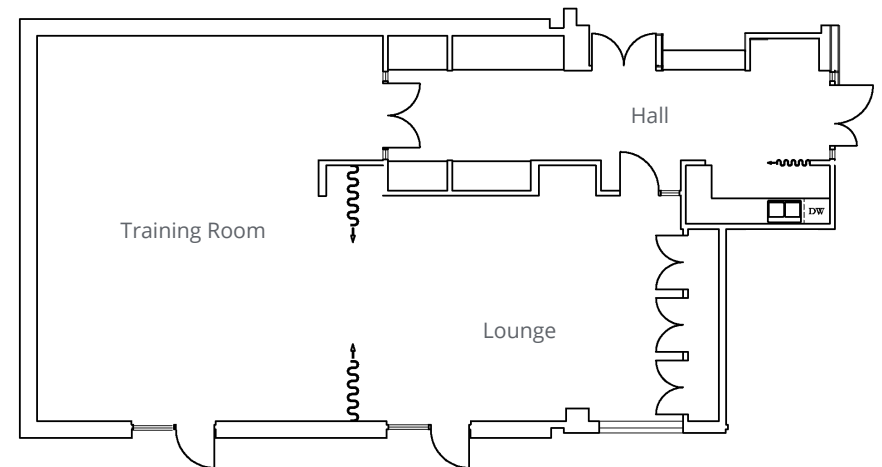
Unit 101



Unit 102



Unit 104



DEMOGRAPHICS



CURRENT POPULATION

103,665



POPULATION PROJECTION

106,840



MEDIAN HOUSEHOLD INCOME

\$130,966



INCOME PROJECTION

\$175,614

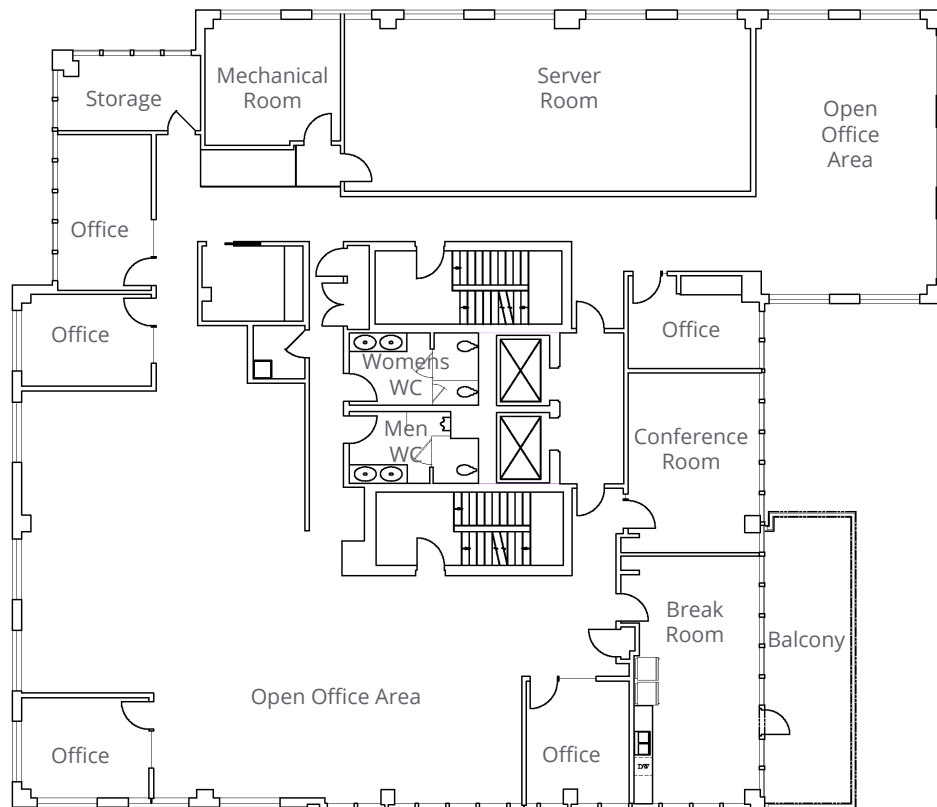
Demographics are based on 3km radius and 2032 projections

FOR LEASE | RETAIL/OFFICE SPACE AT GATEWAY PROFESSIONAL BUILDING

11950 80th Avenue , Delta BC

FLOORPLANS

Unit 300



LOCATION OVERVIEW

Amenities

RESTAURANTS & COFFEE SHOPS

- 1 Cactus Club Cafe
- 2 The Keg Steakhouse + Bar
- 3 IHOP
- 4 Popeyes Louisiana Kitchen
- 5 Tim Horton's
- 6 Tasty Indian Bistro

RETAIL

- 1 Delta Shoppers Mall
 - Real Canadian Superstore
 - TD Canada Trust
 - JYSK
 - Bosley's
- 2 Scott Road Centre
 - Dollare Tree
- 3 Best Buy
- 4 Mark's
- 5 Canadian Tire

Travel Times



Vancouver
45 minutes



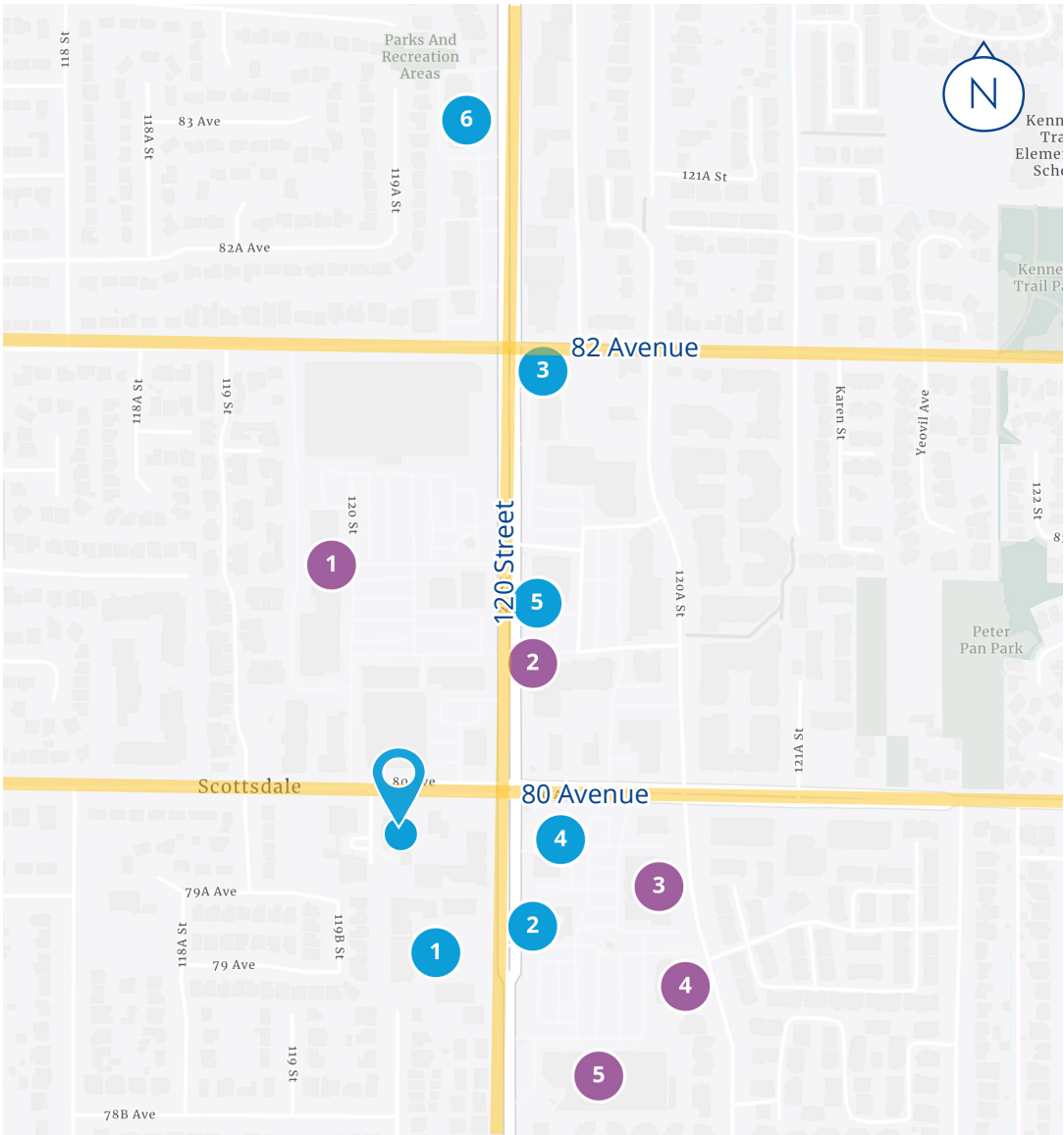
Langley Town Centre
28 minutes



Aldergrove
44 minutes



South Surrey
19 minutes





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