

FOR SUBLEASE



Station Tower

Portion of the 16th Floor
13401 - 108th Avenue
Surrey, BC

Located at Gateway SkyTrain Station

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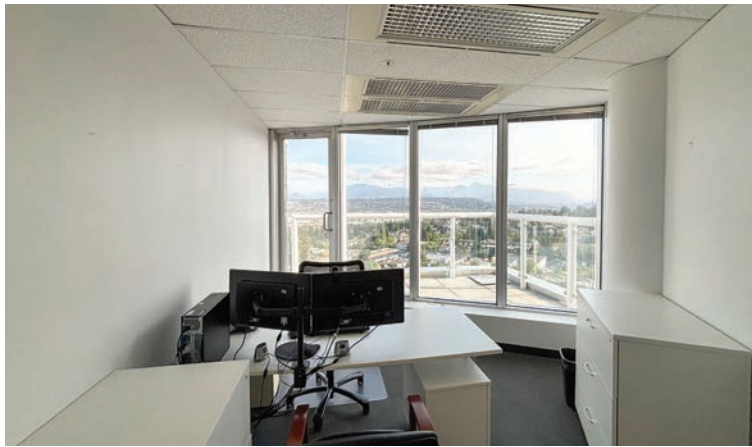
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CBRE



FOR SUBLEASE
Up to 7,800 SF



Station Tower is one of Metro Vancouver's most distinguished suburban office towers, offering Class "A" office accommodation in a vibrant, transit-connected location.

Situated at the corner of 108th Avenue and University Drive, this 18-storey tower is part of a 20-acre campus-style setting with stunning views of the Fraser River.

Available Area
Approx. 7,800 SF (can be demised)

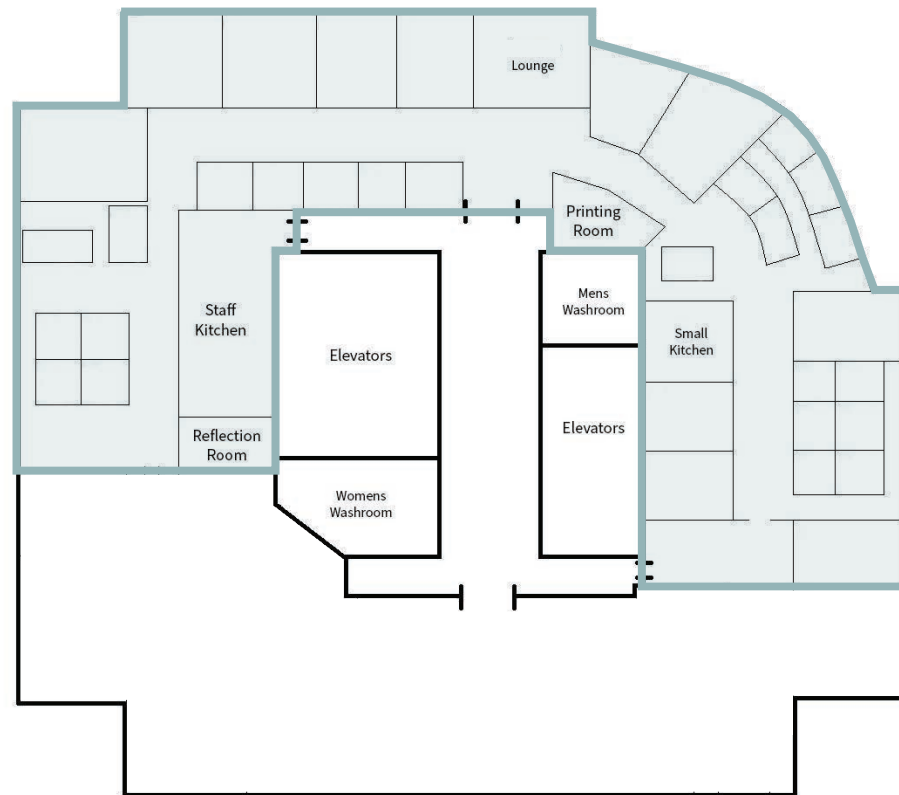
Asking Net Rent
Contact Listing Agent

Op. Costs & Taxes
\$20.44 PSF (2025 Estimate)

Availability
30-60 day's notice

Expiry
May 30, 2031
Sublandlord would consider a shorter term

Parking
1 stall per 750 SF leased
Secure underground stalls:
\$180 random gated/mo + applicable taxes
\$230 reserved gated/mo + applicable taxes



Elevator lobby exposure.
Nicely appointed, well improved premises featuring multiple perimeter offices and open area workstations, kitchen/ staff lounge.



Demised, available area

*Floor plan not to scale

Station Tower

13401 - 108th Avenue | Surrey, BC

FOR SUBLEASE
Up to 7,800 SF

Unmatched location. Directly adjacent to Gateway SkyTrain Station, providing seamless access to Downtown Vancouver in just 36 minutes. Located in Surrey's rapidly growing City Centre, surrounded by retail, dining, and civic amenities. Easy access to King George Boulevard, Pattullo Bridge, and Port Mann Bridge, making commuting simple for tenants and visitors.

Building Amenities

- Professionally managed with on-site staff and 24-hour security.
- Card access for enhanced safety and convenience.
- 5 passenger elevators plus 1 freight elevator.
- Fitness centre, restaurant facilities, banking, drug store, and grocery store all on-site.
- Flexible HVAC systems and ample glazing for natural light and comfort.
- Large green space area.



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