



FOR LEASE

High Quality Move-In Ready Office Spaces in **City Centre 3**

CC3 | 13761 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



CC3 | 13761 96 Avenue, Surrey BC

Opportunity

Rare opportunity to lease fully finished office or medical space in City Centre 3. CC3 is part of Surrey's dynamic Health & Technology District—home to a thriving community of health, education, and tech organizations. Surrounded by innovators, academics, and digital health leaders, this fast-growing ecosystem supports collaboration across startups, multinationals, and clinical services.



City Centre District Amenities

- Fitness Centre
- Starbucks
- Subway
- Medical Clinic/Pharmacy
- Dental Clinic
- Optometrist
- Physiotherapy Clinic
- Solace Spa
- Quesada Restaurant
- Medical Imaging
- Lifelabs

Building Details

- 110,000 SF total
- 11,587 SF - 13,499 SF floorplates
- Striking street presence
- Unique, modern architecture
- Solid concrete construction
- Expansive window for ample natural light
- State-of-the-art building systems
- LEED® Gold

CC3 | 13761 96 Avenue, Surrey BC

Premise Details

Available Space	Suite 409	Suite 510
Rentable Area (SF)	1,390 SF	1,683 SF
Year Built	2020	
Parking	Underground parking (ratio of 2 stalls per 1,000 SF) at prevailing market rates	
Base Rent	Please Contact Listing Agent	
Additional Rent (2025 est.)	\$17.45* + 5% management fee <i>*Excluding in suite janitorial and hydro</i>	



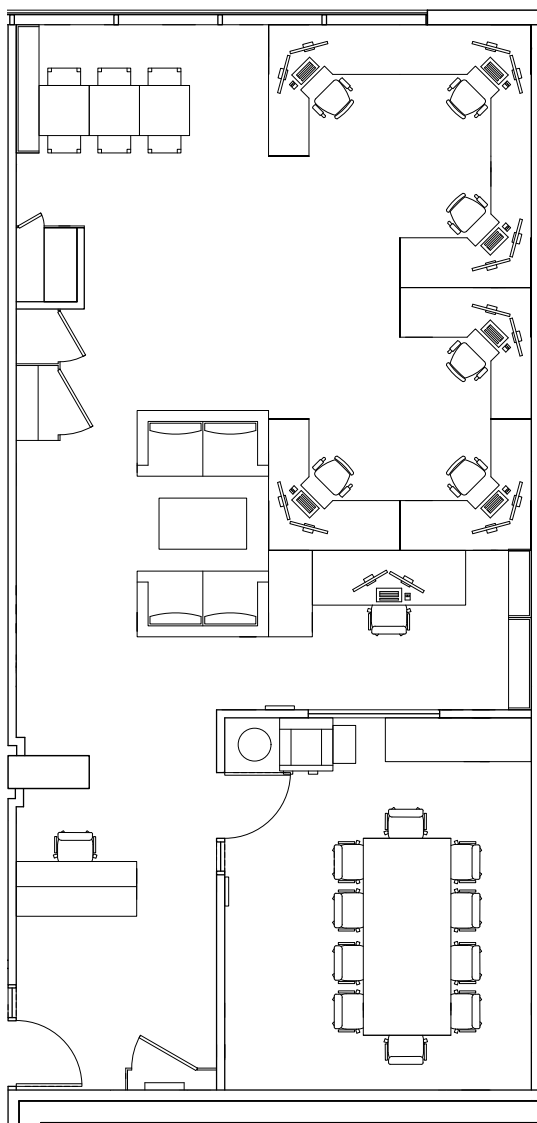
Amenities

- State-of-the-art fitness facilities, yoga room and amenities, with secured change room and shower facility and staff lounge
- Secure bike room and end of trip facilities
- Video enterphone system for after-hours access
- Numerous retail outlets and restaurants
- 1,887 parking stalls across four buildings - accessible through secure underground parkin



CC3 | 13761 96 Avenue, Surrey BC

Floor Plan - Unit 409

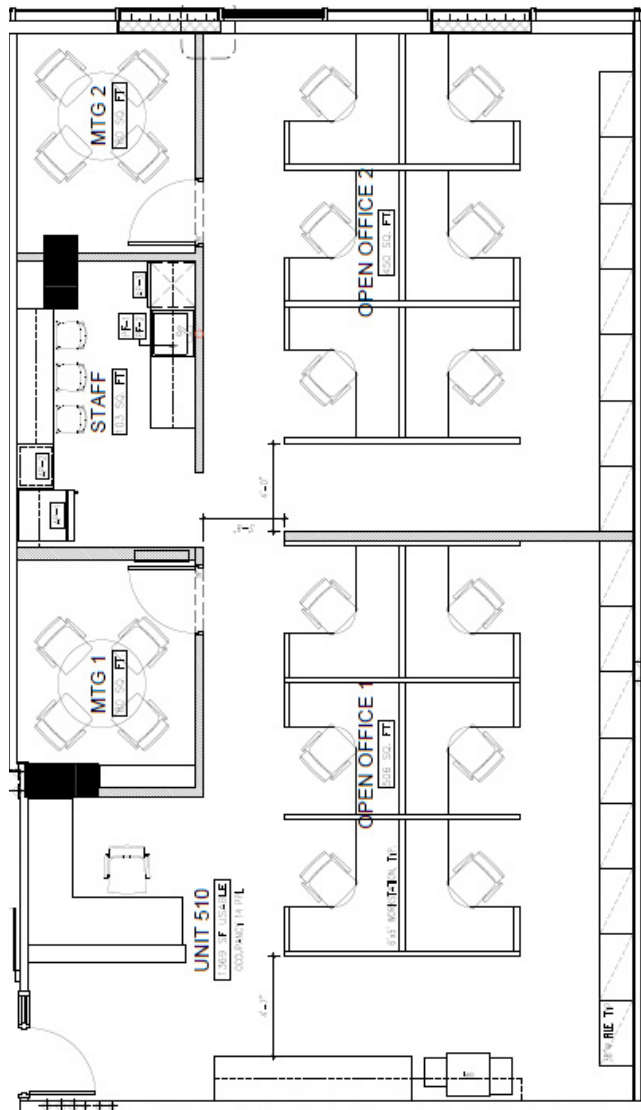


1,390 SF

- Reception area
- One boardroom
- Open area

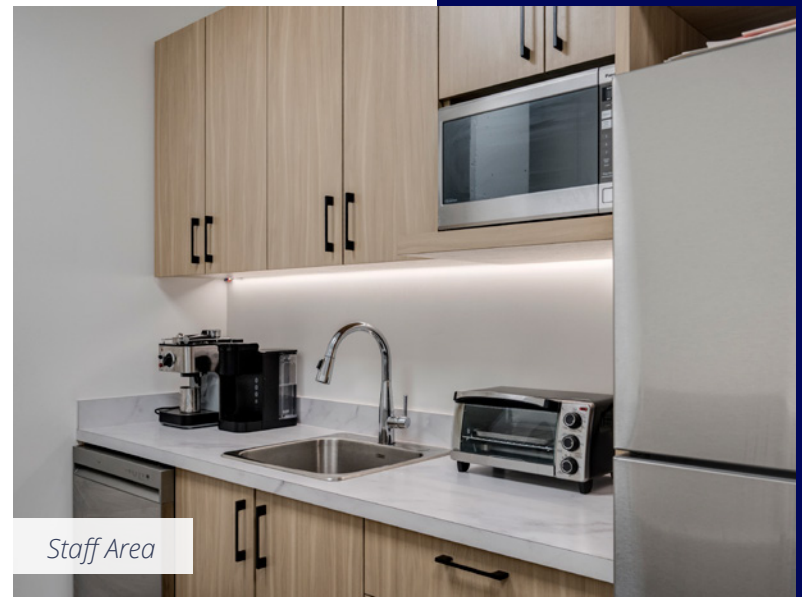


Floor Plan - Unit 510



1,683 SF

- Reception area
- Two meeting rooms
- Open area
- Kitchen/staff area





Colliers

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

This document has been prepared by Colliers for advertising and general information only. Colliers 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 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 and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Vancouver BC



[collierscanada.com](https://www.collierscanada.com)