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New Pricing!

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.

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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:	\$2,999,999	
Available:	Immediate	
Strata Fees:	Unit 1101: \$713.29	Unit 1102: \$387.49
	Total:	\$1,110.79
Gross Taxes (2025):	Unit 1101: \$18,506.20	Unit 1102: \$10,490.75
	Total:	\$28,996.95
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

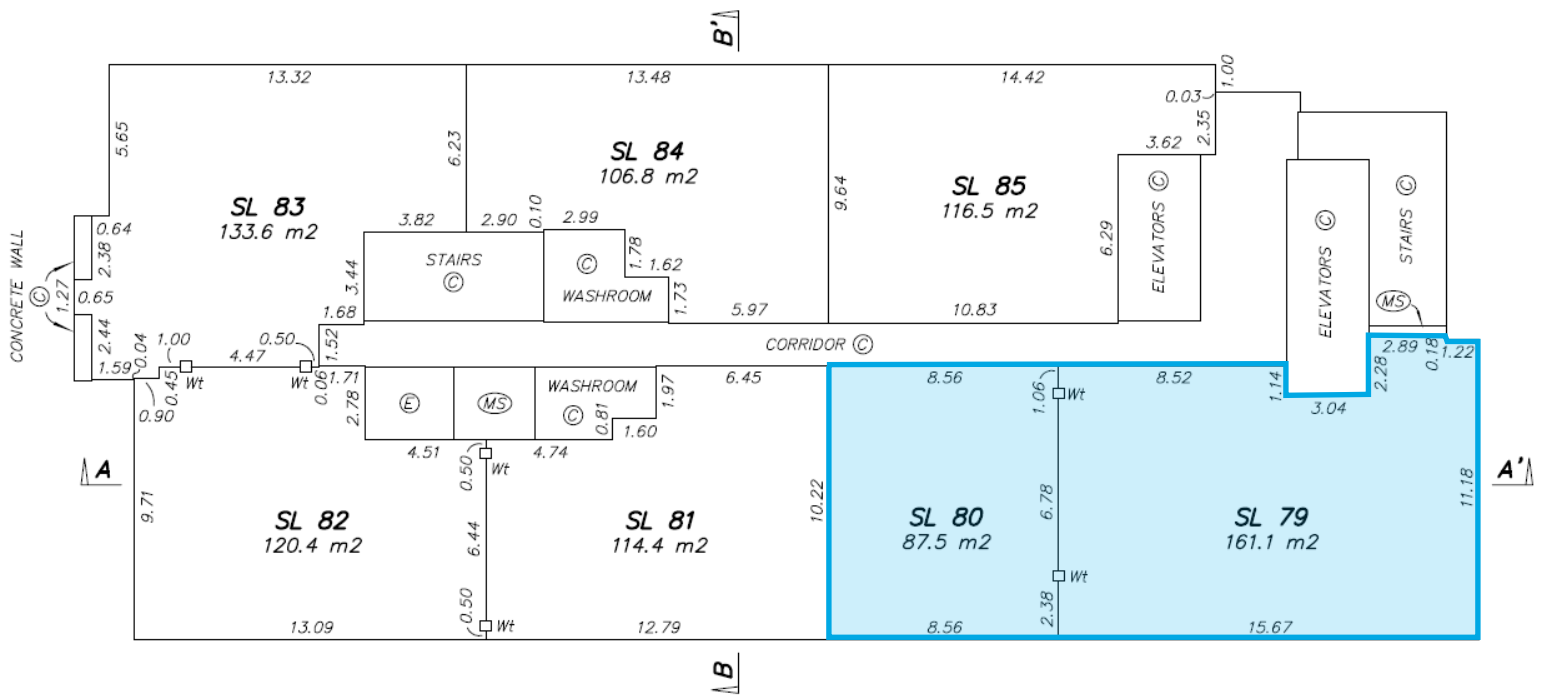


Boardroom



Elevator Exposure

FLOOR PLAN





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

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