



**FOR LEASE**

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

**CC3 | 13761 96 Avenue, Surrey BC**

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# 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

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# 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

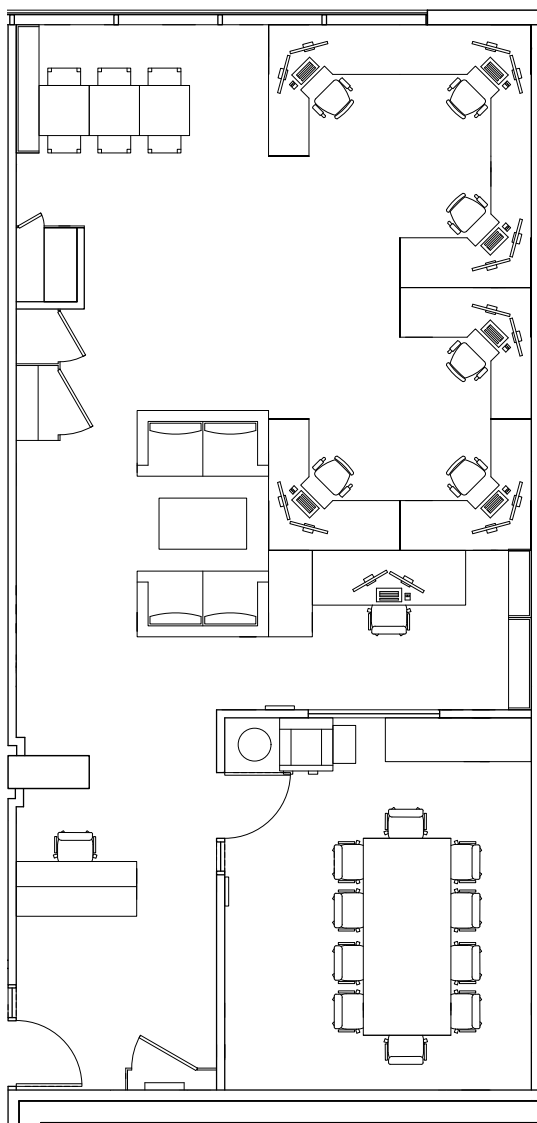
- State-of-the-art fitness facilities, yoga room and amenities, with secured change room and shower facility and staff lounge
- Secure bike room and end of trip facilities
- Video enterphone system for after-hours access
- Numerous retail outlets and restaurants
- 1,277 parking stalls across three buildings



Fitness Facility

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# Floor Plan - Unit 409



1,390 SF

- Reception area
- One boardroom
- Open area

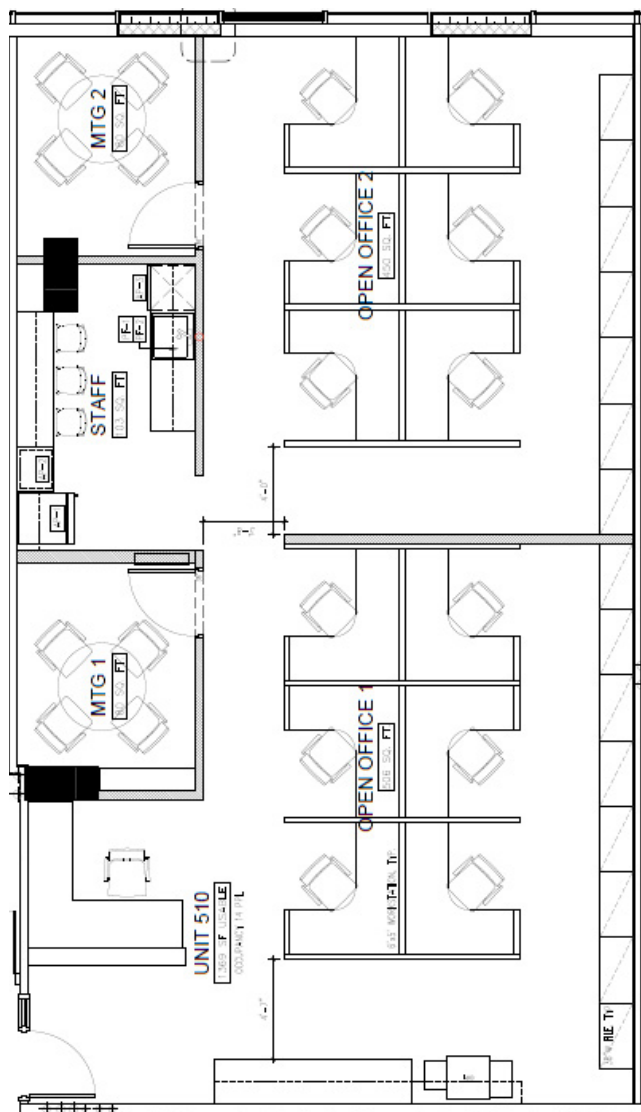


Open Office



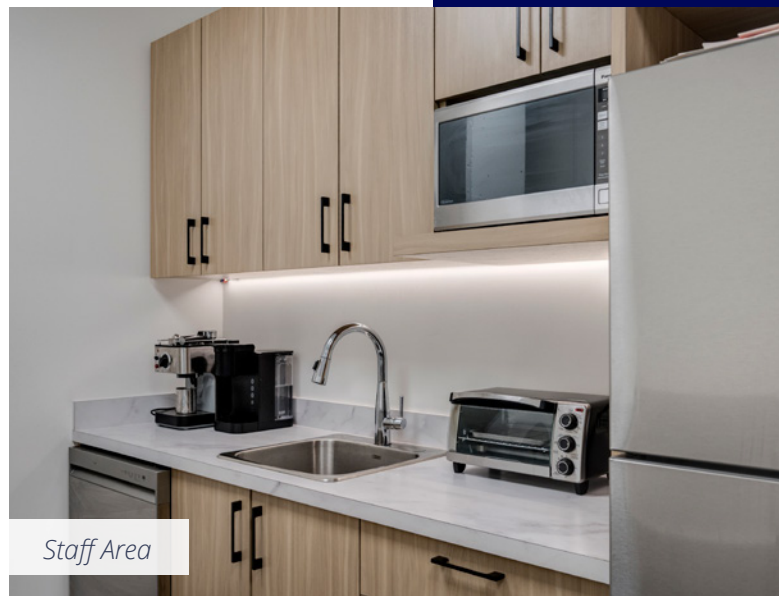
Boardroom

# Floor Plan - Unit 510



1,683 SF

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





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