

104 – 13737 96 Avenue
Surrey, BC

Ground Floor Office Unit For Lease

Interior Office Unit in City Centre 1



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The Opportunity

Colliers is pleased to present an exclusive opportunity to lease 104 - 13737 96 Avenue, Surrey, BC (the "Property").

Situated within the well-established City Centre 1 in Surrey's rapidly growing Health & Technology District, the Property consists of a professionally improved ground-floor strata office unit ideally suited for healthcare and wellness-related users.

The premises are fully built out as a turnkey wellness clinic, featuring four practitioner/treatment rooms, a private washroom, an employee break area, and a functional reception area. The efficient layout is well suited for medical, wellness, counselling, physiotherapy, massage therapy, chiropractic, and other professional service providers seeking high-quality, move-in-ready space.

Benefiting from ground-floor access and excellent accessibility, the Property is strategically positioned within Surrey's Health & Technology District, in close proximity to major healthcare institutions, educational campuses, rapid transit, and a growing daytime population. This offering represents an exceptional opportunity to lease professionally improved office space within one of Surrey's most established and sought-after commercial nodes.



Class A Office Opportunity



Nearby Retail & Amenities



Functional Office Layout



Prime Surrey City Centre Location



Ample Underground Parking



Directly Adjacent to Surrey Memorial Hospital

Property Overview



104 - 13737 96 Avenue, Surrey, BC V3V 0C6

Unit Size	1,001 SF
Year Built	2013
Zoning	CD - Comprehensive Development, includes a variety of professional service office uses
Availability	Immediately
Estimated Additional Rent (PSF/Annum)	\$19.00
Asking Rent (PSF/Annum)	\$35.00

The Location

The Property is ideally situated within Surrey City Centre's Health & Technology District, at the prominent intersection of 96 Avenue and 137 Street, directly across from Surrey Memorial Hospital and the BC Cancer Centre. The location offers convenient access to King George Boulevard, Fraser Highway, and Highway 1, providing excellent connectivity throughout Metro Vancouver.



Current Population: **148,176**
Projected Population: **154,680**



Median Household Income: **\$113,250**
Projected Median Household Income: **\$133,526**

Based on 3 km radius and 2031 projections

Positioned in one of British Columbia's premier healthcare hubs, the Property benefits from exceptional exposure to a large concentration of healthcare professionals, patients, and surrounding businesses. The ground-floor location offers convenient access for clients and visitors and is within walking distance of King George SkyTrain Station, with numerous bus routes serving the immediate area.

As Surrey City Centre continues to experience significant residential, commercial, and institutional growth, the area remains one of Metro Vancouver's fastest-growing urban centres, making this an exceptional opportunity for healthcare, wellness, and professional service providers seeking a highly accessible and amenity-rich location.

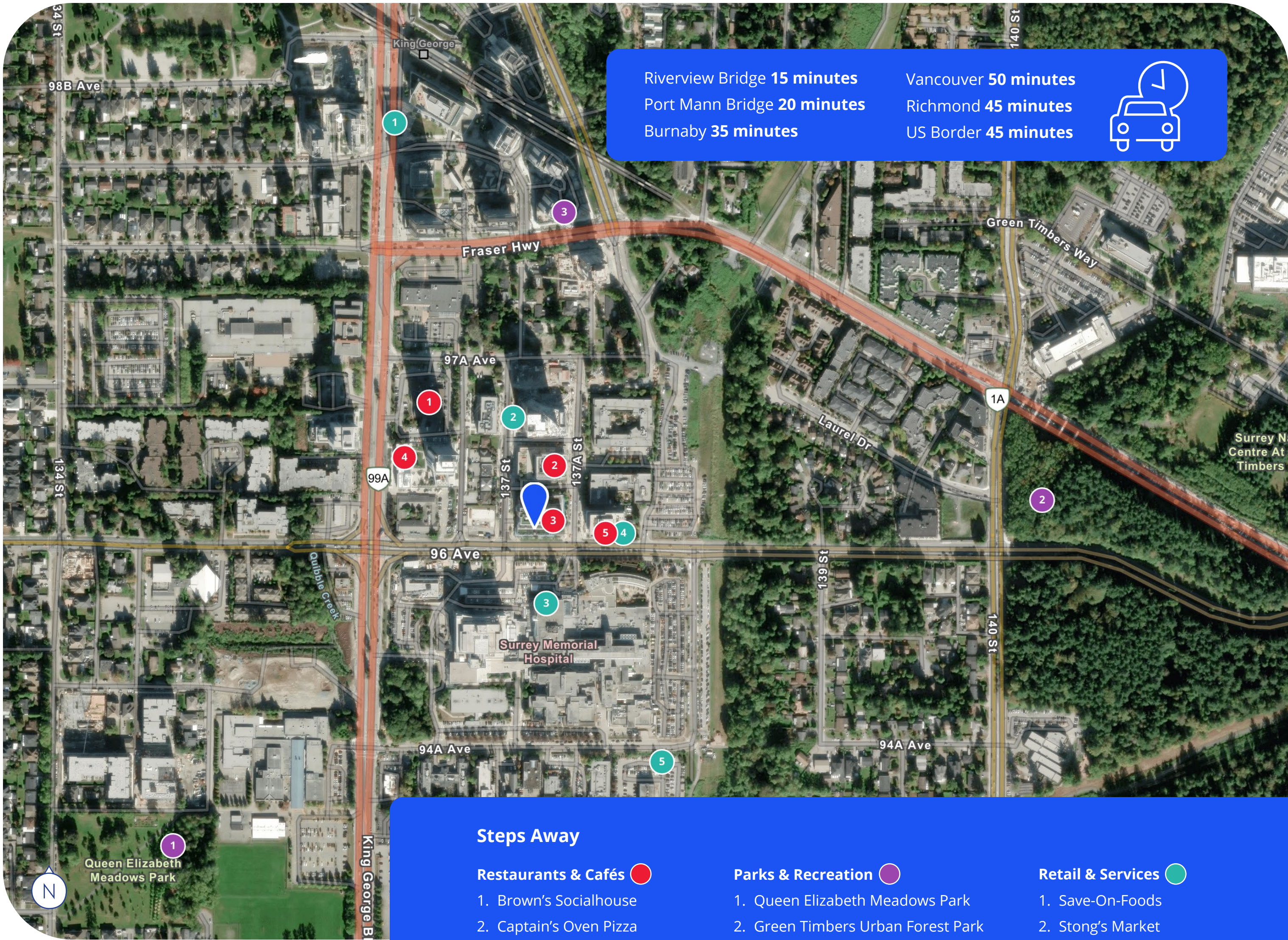


Photo Gallery

Interior Photos



Photo Gallery

Exterior Photos



CITY CENTRE 1

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