

FOR SALE

City Centre 3

UNIT 607

13761 96 AVE, SURREY, BC V3V 0E8

PRICE

\$879,000

TURNKEY OFFICE
IN SURREY'S
HEALTH &
TECHNOLOGY
DISTRICT.

SIZE

686 SqFt

- One 126 sq ft executive office
- One 100 sq ft office
- Two 90 sq ft offices

**4 PRIVATE
OFFICES**

**2 PARKING
STALLS**

Spacious reception
area and full
kitchenette



ADJACENT TO ONE
OF CANADA'S
BUSIEST
HOSPITALS, IN A
HUB FOR
PROFESSIONAL AND
TECH-DRIVEN
BUSINESSES.



NETWORKING & SECURITY

Built for the next decade of work.

- **10-gigabit wired** network, with spare ceiling wiring pre-run in every office.
- Main door with electric strike, prewired for an exterior card scanner.
- Prewired security camera system for flexible surveillance.

PROPERTY FEATURES

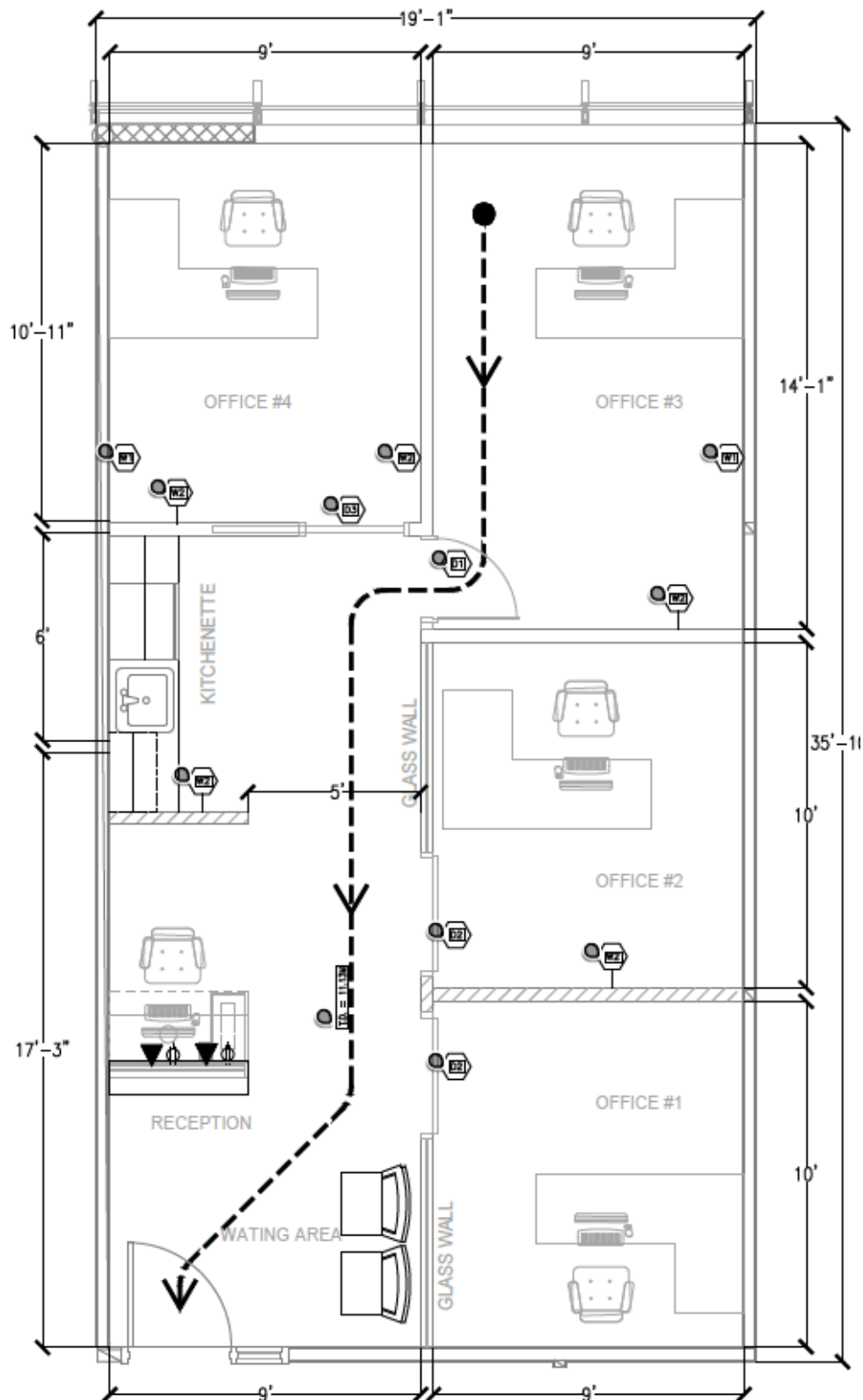
- ✓ Fitness center
- ✓ 2 Bathrooms
- ✓ 4 core elevators
- ✓ Underground Parking
- ✓ A kitchenette



SOUNDPROOFING & PRIVACY

- ✓ Full-height, floor-to-ceiling walls for complete privacy
- ✓ Acoustically dampened air ducts to reduce noise transfer
- ✓ High-grade insulation in all walls
- ✓ Solid oak doors with commercial-grade locks

FLOOR PLAN



This material is intended for general information only and is not intended to form part of any contract. Prospective purchasers should conduct their own due diligence and verify all information to their satisfaction before making any purchase decision. E.&O.E.

