

FOR SALE

#608 & #609 13761 96 Ave Surrey



AAA OFFICE SPACE



GAGAN SOHI

Personal Real Estate Corporation

#105 - 7928 128 St
Surrey BC V3W 4E8
604-307-9840

**CENTURY 21
COMMERCIAL**

PROPERTY DESCRIPTION



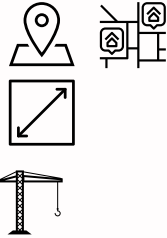
CIVIC ADDRESS: #608 & #609 13761 96 Ave Surrey

OCP: Central Business District

ZONING: Comprehensive Development (CD)

BUILDING SIZE: 3,253 sq. ft.

PRICE: Contact Listing Agent



OPPORTUNITY

Opportunity to acquire premium office space in City Centre III by Lark. Brand new 3,253 sq. ft. unit with 7 parking stalls. Perfect for any medical or professional business.

LOCATION

Located in the Health and Technology District, which is rapidly evolving into Canada's next technology hub, with high profile location across Surrey Memorial Hospital, steps to the new Skytrain Station & all essential amenities.



TRANSIT SCORE

80



BIKE SCORE

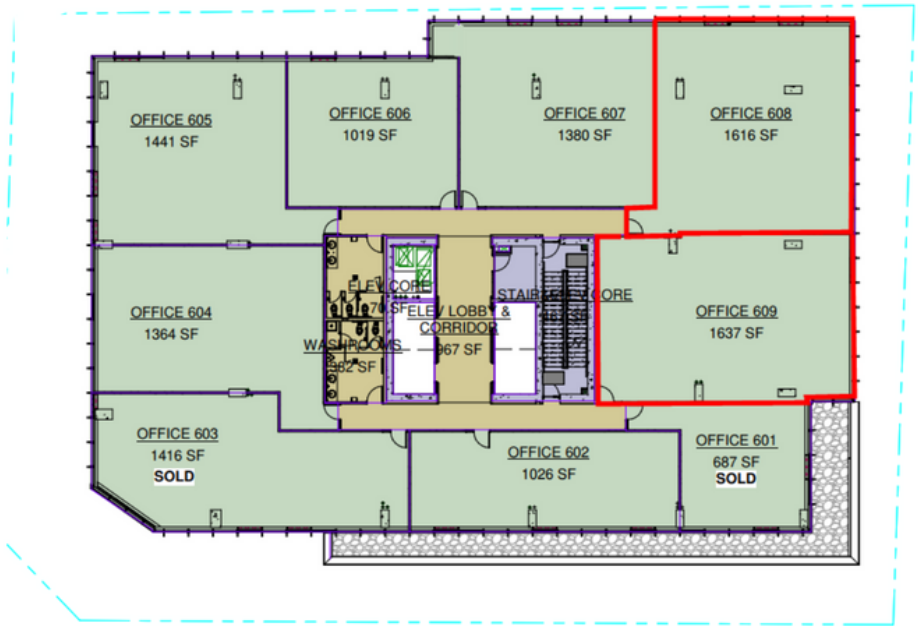
70



WALK SCORE

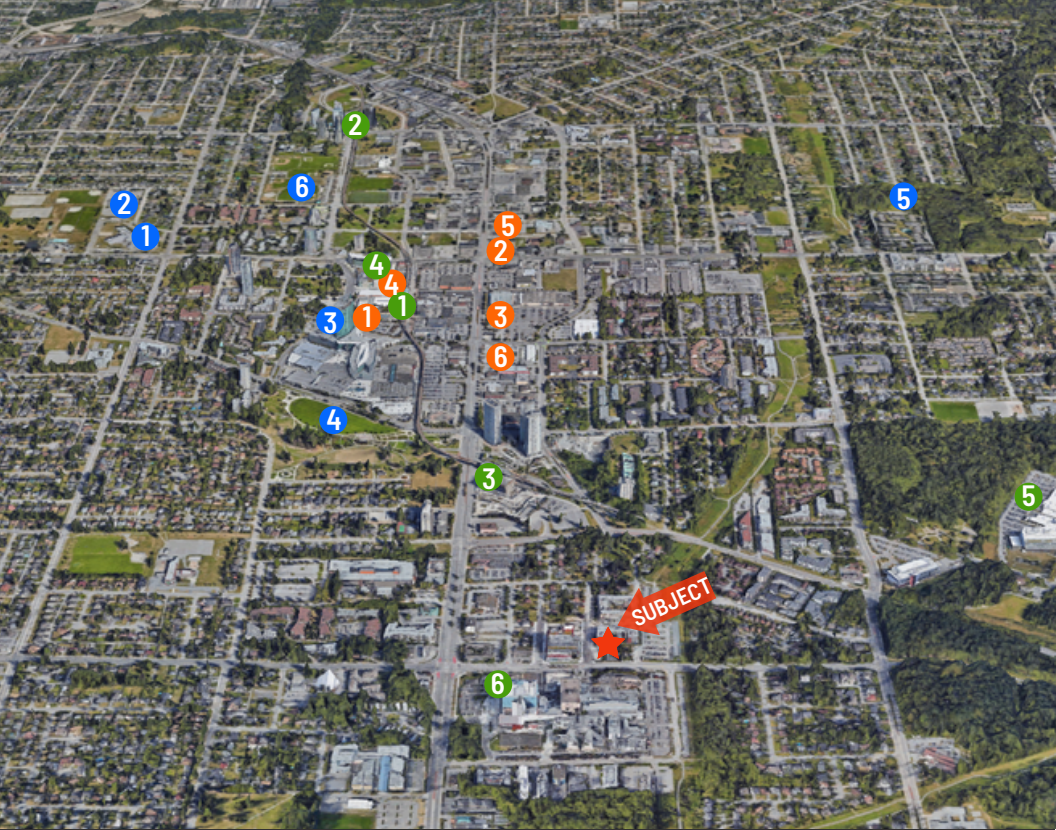
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FLOOR PLAN



BUILDING DETAILS

- 110,000 sq. ft. Building
- Secure video enterphone system
- State-of-the-art fitness facilities
- Numerous retail outlets and restaurants
- In-building secured bike storage



| SCHOOLS AND PARKS | FOOD AND SHOPPING | POINTS OF INTEREST |
|--|---|-----------------------------------|
| 1 Kwanlen Park Secondary School | 1 Central City Mall Wal Mart | 1 Surrey Central Station |
| 2 K.B. Woodward Elementary | 2 Starbucks London Drugs | 2 Gateway Station |
| 3 Simon Fraser University | 3 Save-On-Foods Canadian Tire | 3 King George Station |
| 4 Holland Park | 4 Dominion Bar + Kitchen | 4 Surrey City Hall |
| 5 Hawthorne Rotary Park | 5 Tim Hortons | 5 RCMP Headquarter |
| 6 Whalley Athletic Park | 6 Staples | 6 Surrey Memorial Hospital |

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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Century 21 Coastal Realty.

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