



**AVISON
YOUNG**



FULLY RENOVATED

15117 | 101ST AVENUE
SURREY, BC

Partnership. Performance.

OFFICE SPACE FOR LEASE

Avison Young is pleased to announce the completion of a total renovation at 15117 101st Avenue, Surrey, B.C.

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Property Details

Building Class
A

Building Area
55,000 sf

Lease Rate
Please contact listing agents

Operating Costs
\$13.50 psf (2017 estimate)

Parking
1/500 square feet leased
Underground and surface
stalls available.

Availability
Immediately

Premises
All vacancy is in warm
shell condition ready for
tenant improvements

Opportunity

To lease in a newly renovated, 55,000-sf office building in the heart of the Guildford Town Centre in the City of Surrey—BC's 2nd largest city. The building boasts high-quality concrete construction with branding and signage opportunities.

Location

The building is located mid-block between 152nd Street and 150th Street and bounded by Guildford Town Centre on two sides. Guildford Town Centre, a 1.2M-sf super regional mall with Walmart, The Bay, Sears, London Drugs, a 1,000+ seat food court and hundreds of shops and services, has recently undertaken a \$280M redevelopment and expansion.

Building Features/Amenities

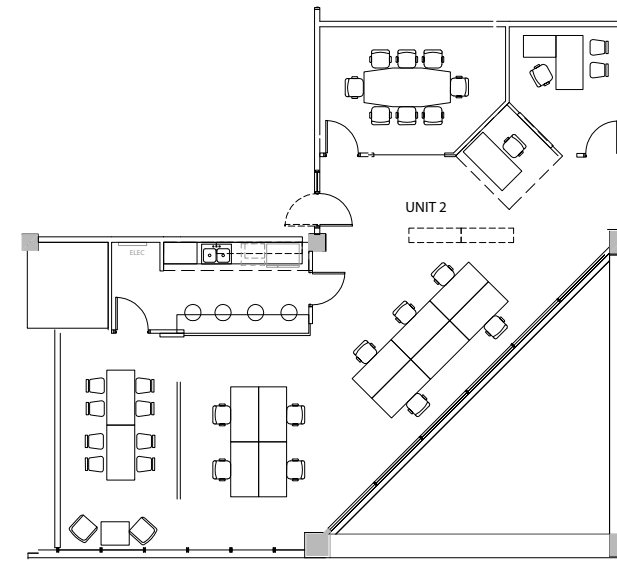
- Large floorplates with a central core allowing efficient, sensible office layouts and simplified space planning
- Excellent restaurant options nearby including Earl's, Milestones, Chipotle, Famoso Pizzeria, and Starbucks
- Amenity/fitness area on lower-level, complete with showers and change rooms.
- Quick, easy access to Highway #1 via 152nd Street and 160th Street interchanges, and close proximity to SkyTrain line in Surrey City Centre at King George Station

Fully Renovated

- ✓ Fully upgraded lobby area
- ✓ Brand new HVAC
- ✓ LED lighting
- ✓ Brand new washroom facilities

Floor Plans

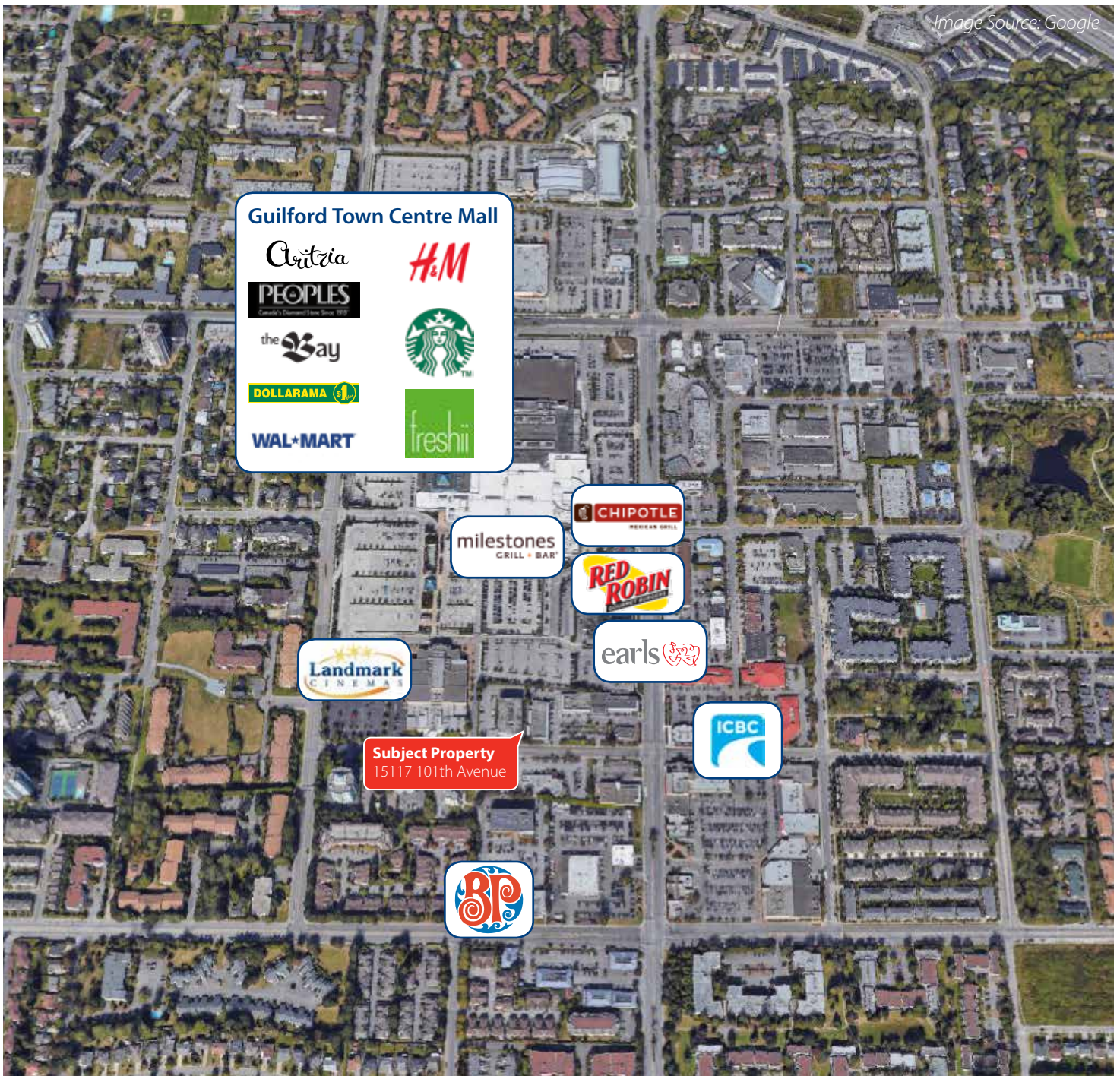
Second floor



Premises

| Second Floor | Rentable Area (sf)* |
|---|---------------------|
| Suite 200 | 1,977 sf |
| Improvements include 1 office, boardroom, kitchenette, open area, new carpet and paint. | |





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