

300 - 15225 104 Ave, Surrey

4,169 SF of Premium Office Space

FOR SUBLEASE

momentum



Brendon Schmidt

INVESTMENT SALES & LEASING

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# OPPORTUNITY

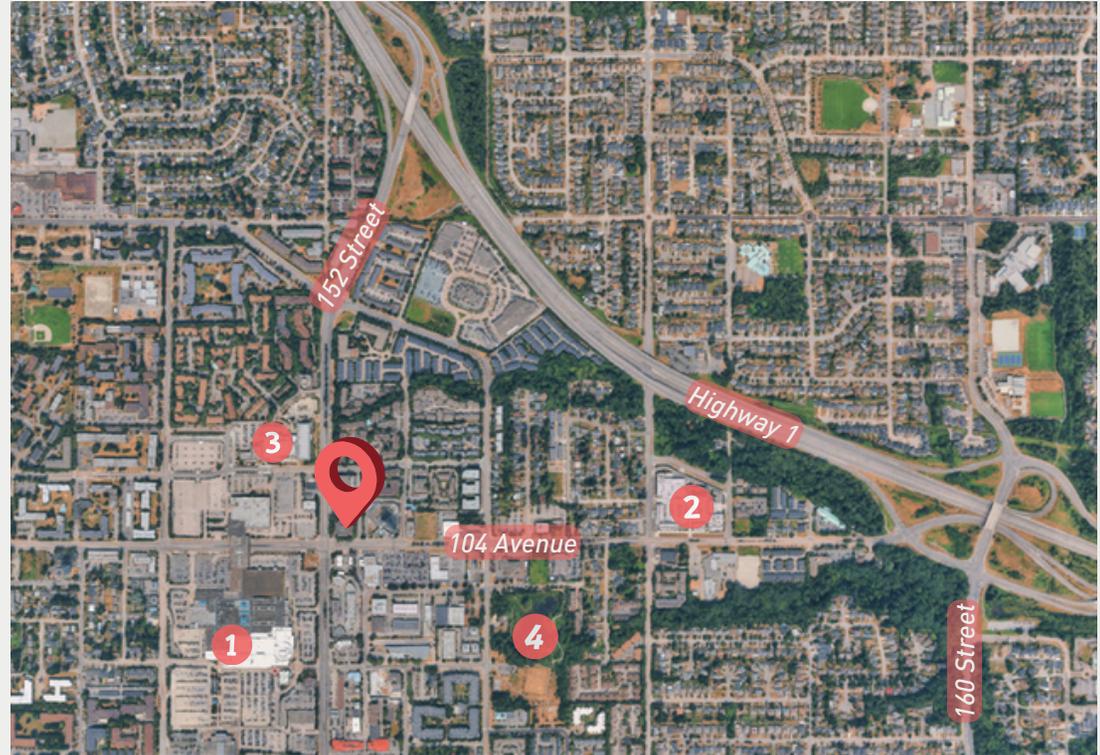
Position your business in a modern, move-in ready office at Guildford Office Park in the heart of Surrey.

Unit 300 offers 4,169 SF of efficient third-floor space with a practical layout. Large windows provide excellent natural light, and the existing improvements help reduce setup time and costs for an incoming subtenant. The location and build-out make it a strong fit for professional, tech, and service-oriented office users.

## Suite Highlights

- 4,169 SF third-floor office
- Modern layout with open work area, private offices, and large boardroom
- Kitchen/lounge and server room in place
- Elevator exposure with attractive NW views
- Professionally managed building with upgraded common areas
- Excellent access to Highway 1, Guildford Exchange & Guildford Town Centre

# LOCATION



- 1 Guildford Town Centre
- 2 Guildford Village Shopping Centre
- 3 Guildford Recreation Centre
- 4 Guildford Heights Park Centre

## HIGHLIGHTS



Nearby Amenities



Central Location with Easy Highway Access



Ample Parking



Bike Lock-Up Area



Well-Managed Building

# SALIENT DETAILS

**ADDRESS** Unit 300 - 15225 104 Ave  
Surrey, BC

**AREA** 4,169 SF

**ZONING** C35  
Downtown Commercial

**SUBLEASE  
RATE** \$21.00 PSF

**ADDITIONAL  
RENT** \$16.20 PSF (2025 est.)

**AVAILABILITY** Immediately

**SUBLEASE  
EXPIRY** March 31, 2027

**momentum**

# FLOOR PLAN



Tenant to verify layout and dimensions if deemed important.





## CONTACT FOR MORE INFORMATION

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