

FLOORS 1 - 3

13338 CENTRAL AVENUE, SURREY, BC

**AVAILABLE FROM
867 SF - 12,563 SF**

**FOR LEASE/SALE
TOTAL 12,563 SF**



PROPERTY HIGHLIGHTS

OPPORTUNITY

Exclusive opportunity to purchase or lease office spaces in Evolve, Phase 4 of Weststone's "West Village" – a master-planned community in Surrey City Centre. Ideal for professional office users and investors, the property offers excellent connectivity to major transportation routes and is surrounded by a wide range of amenities, making it a highly sought-after address for both businesses and residents.

LEGAL DESCRIPTION

Strata Lots 409, 410, 411, 412, 413 & 414, Block 5N, Plan EPS5580, Section 27, Range 2W, New Westminster Land District, Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V.

LOCATION

The subject property is ideally located in Surrey's rapidly evolving City Centre – Metro Vancouver's second downtown and fastest-growing urban hub. Positioned at the intersection of 133 Street and 103A Avenue, the property enjoys excellent visibility and accessibility, just steps from Surrey Central SkyTrain Station, SFU's Surrey Campus, Surrey City Hall, and Central City Shopping Centre. The area is a vibrant mix of residential, commercial, and institutional uses, with an influx of young professionals, students, and businesses fueling dynamic growth. This strategic location offers seamless connectivity to major transportation routes, a highly walkable environment, and proximity to a wide array of amenities, making it a highly desirable address for both businesses and residents alike.



407 residential units sold and occupied



Surrounded by existing and developing density



5-minute walk to Surrey Central SkyTrain Station



Ample parking for staff



Easy access to Surrey's City Centre



Steps away from Surrey City Hall

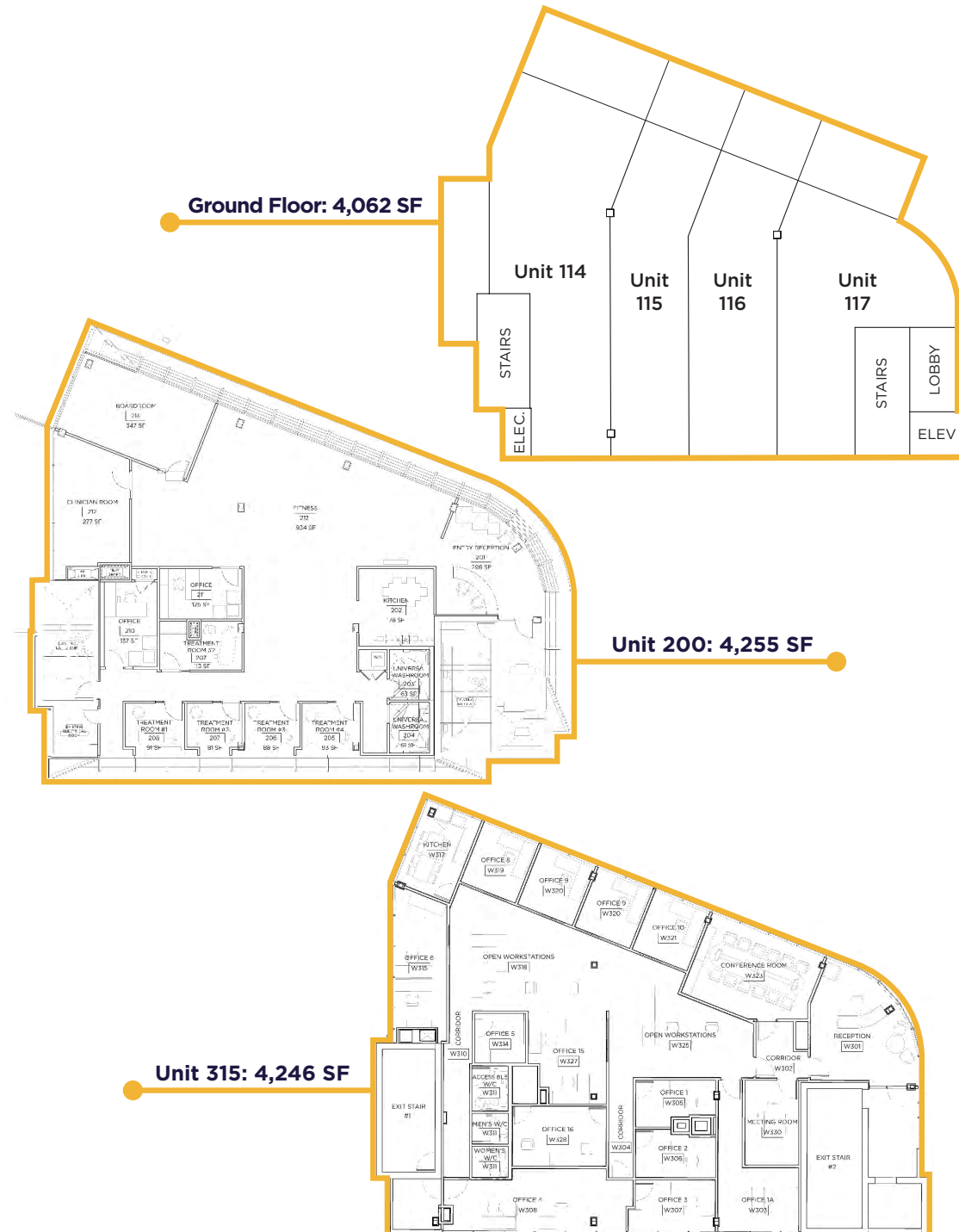


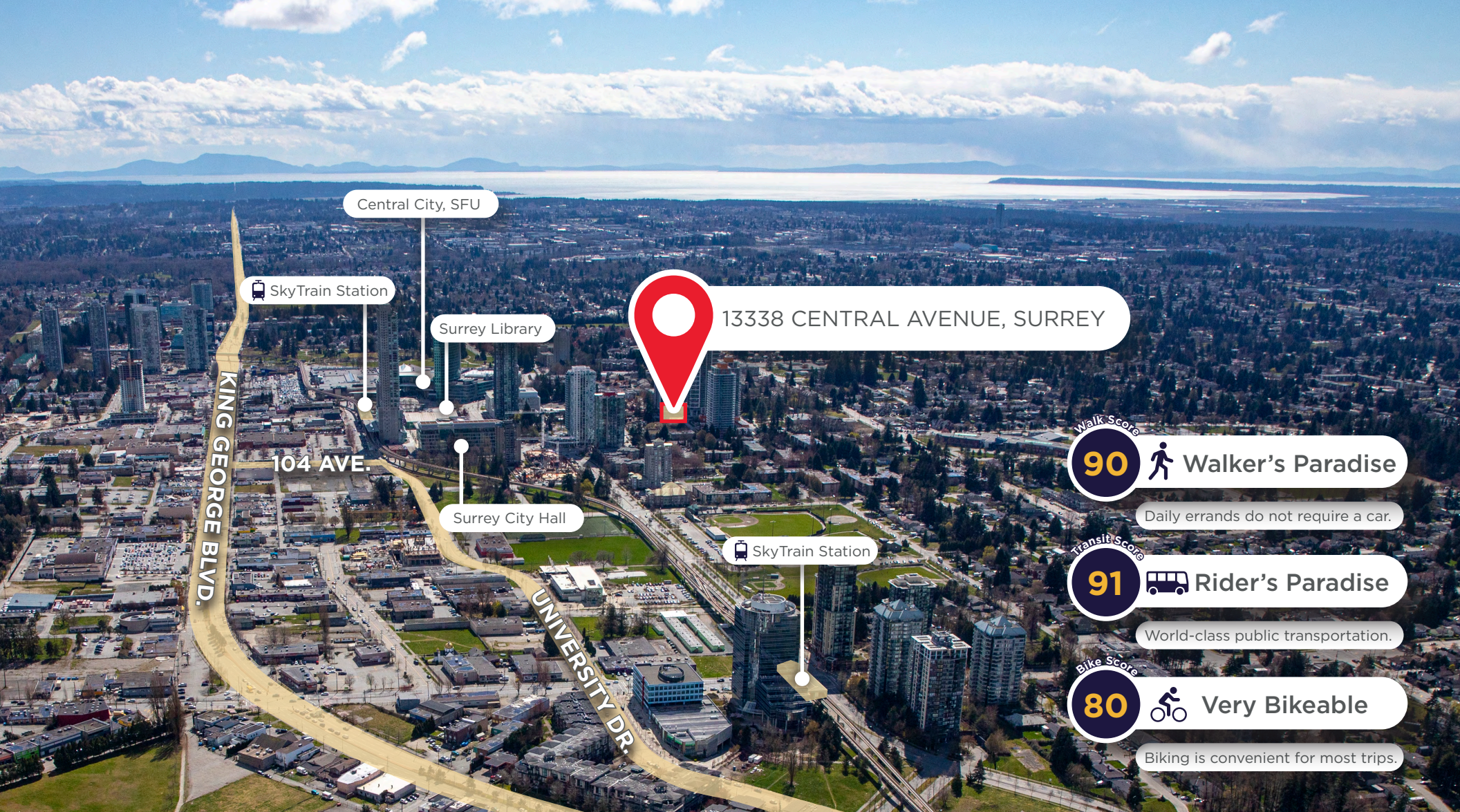
Two major universities nearby

FLOOR PLAN

Sailent Details:

Unit Areas	Unit 114 (Ground Floor):	1,312 SF
	Unit 115 (Ground Floor):	870 SF
	Unit 116 (Ground Floor):	867 SF
	Unit 117 (Ground Floor):	1,014 SF
	Unit 200 (Second Floor):	4,255 SF
	Unit 315 (Third Floor):	4,246 SF
	Total:	12,563 SF
Basic Lease Rate	Contact listing agents	
Taxes & Operating Costs	\$9.00 PSF per annum plus Utilities & Hydro	
Parking	23 stalls available	
Property Taxes	Unit 114:	\$9,617.26 (2025 est.)
	Unit 115:	\$6,702.30 (2025 est.)
	Unit 116:	\$6,676.34 (2025 est.)
	Unit 117:	\$7,645.11 (2025 est.)
	Unit 200:	\$32,945.64 (2025 est.)
	Unit 315:	\$32,876.44 (2025 est.)
Monthly Strata Fees	Unit 114:	\$889.25
	Unit 115:	\$590.41
	Unit 116:	\$590.41
	Unit 117:	\$685.18
	Unit 200:	\$2,879.16
	Unit 315:	\$2,879.16
BC Assessment	\$10,481,000 (2025)	
Asking Price	Contact listing agents	
Availability	Available immediately	
Zoning	CD	





Central City, SFU

SkyTrain Station

Surrey Library



13338 CENTRAL AVENUE, SURREY

104 AVE.

Surrey City Hall

SkyTrain Station

UNIVERSITY DR.

Walk Score

90



Walker's Paradise

Daily errands do not require a car.

Transit Score

91



Rider's Paradise

World-class public transportation.

Bike Score

80



Very Bikeable

Biking is convenient for most trips.

CONTACT

MAX ZESSEL

Personal Real Estate Corporation
Senior Vice President
+1 604 640 5824
max.zessel@cushwake.com

ROGER LEGGATT

Personal Real Estate Corporation
Executive Vice President
+1 604 640 5882
roger.leggatt@cushwake.com

ETHAN REGAN

Associate
+1 604 902 4649
ethan.regan@cushwake.com



CUSHMAN &
WAKEFIELD

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.