



AVAILABLE FOR LEASE

**13664 104 AVENUE**  
SURREY, BC





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LOCATION

Located in the heart of Surrey City Centre (Whalley), 13664 104 Avenue offers premium frontage along a busy east-west arterial corridor. Positioned between King George Boulevard and major thoroughfares, the property boasts excellent visibility and access. It's within walking distance to Surrey Central and King George SkyTrain stations, with proximity to major road links such as Highway 1, Fraser Highway, and King George Boulevard—ideal for businesses seeking transit accessibility and exposure.

Surrounded by high-density residential towers, institutional anchors such as Surrey Memorial Hospital, Simon Fraser University (SFU) Surrey campus, and the upcoming UBC Surrey campus, the site is embedded in a vibrant, transit-oriented urban core undergoing rapid growth and development.

ZONING

CHI - Highway Commercial Industrial Zone  
Allowing for multiple Retail uses and Child Care Centres.

LEASE RATE

Contact listing agents

ADDITIONAL RENT

\$13.80 PSF

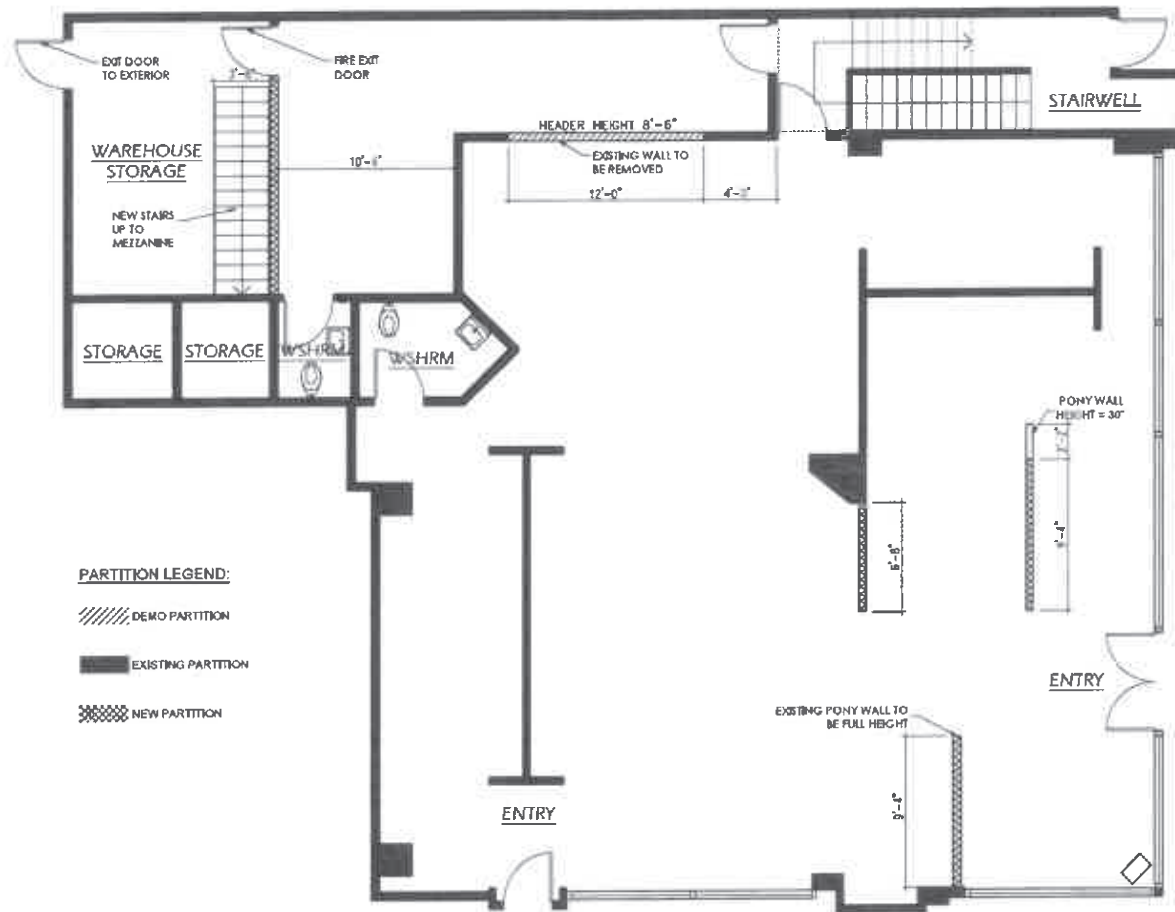
AVAILABLE AREA

Ground Floor	2,971 SF
Second Floor	1,117 SF
Total	4,088 SF



# GROUND FLOOR PLAN

2,971 SF



## PARTITION LEGEND:

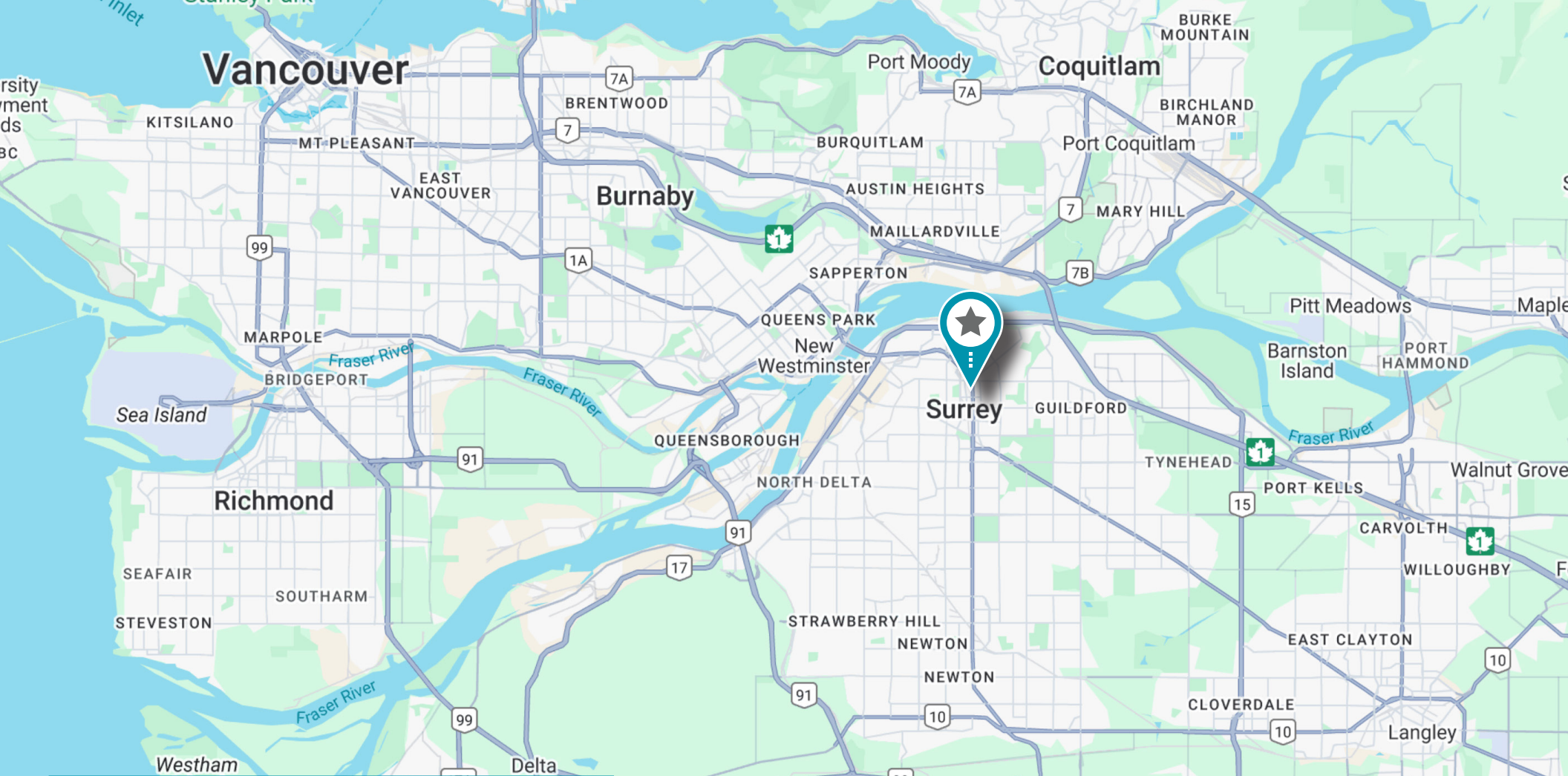
////// DEMO PARTITION

■ EXISTING PARTITION

▨ NEW PARTITION

1 CONSTRUCTION PLAN  
SCALE = 1/4" = 1'-0"





## FOR MORE INFORMATION, CONTACT:

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