

FOR SALE



CITY CENTRE 1

SUITE 302

13737 96 AVENUE

SURREY, BC



PRIME LOCATION. UNMATCHED ACCESS.

A STRATEGIC ADDRESS FOR FORWARD-THINKING BUSINESSES
AVAILABLE NOW FOR SALE!

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OPPORTUNITY

Rare opportunity to purchase a fully improved medical office in the prestigious City Centre 1. This third-floor unit spans 3,663 square feet and is designed to an exceptional standard for healthcare and professional use. The layout includes a welcoming reception and waiting area, 10 private offices/exam rooms, multiple storage rooms, a staff room with kitchenette, and a spacious boardroom/staff office. The space offers a functional, patient-friendly flow and is ideally suited for medical, dental, or allied health practitioners. The property also benefits from ample on-site parking for staff and visitors, as well as access to numerous retail and dining amenities within the building and nearby.



SALIENT DETAILS

AVAILABLE SPACE
UNIT 302

AREA SIZE
3,663 SF

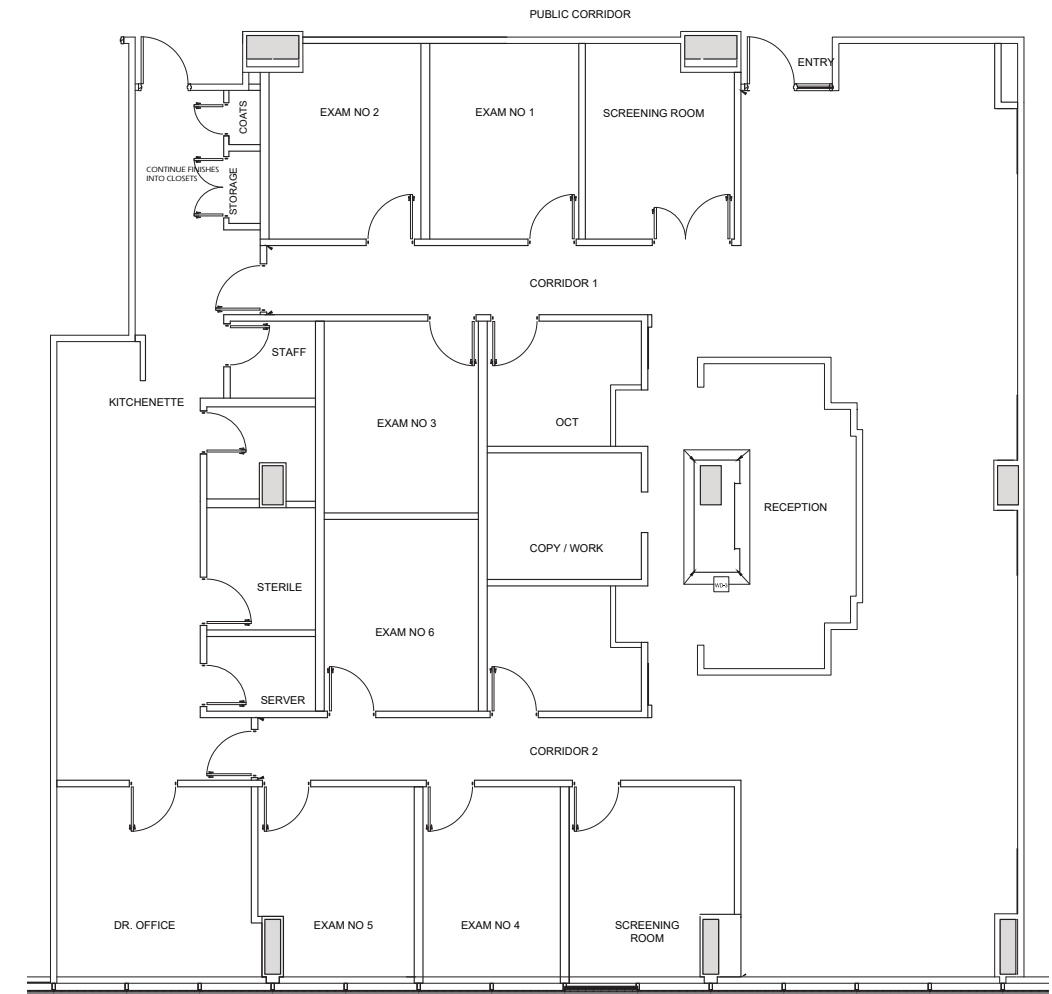
PID
029-313-473

LISTING PRICE
\$3,846,000

STRATA FEES
\$1,570.99 / Month (Including GST)

GROSS TAXES
\$38,009.45 (2026)

PARKING
8 Reserved Parking Stalls



SUITE 302 FEATURES



RECEPTION/WAITING AREA



PRIVATE EXAM ROOMS/OFFICES



STAFF ROOM/KITCHEN



STORAGE ROOMS



BOARDROOM/STAFF OFFICE

BUILDING AMENITIES



LEED GOLD CERTIFIED



ON-SITE FITNESS FACILITY



MULTI-FLOOR UNDERGROUND PARKING GARAGE



EXCELLENT PUBLIC TRANSIT SERVICE NEARBY



RETAIL SPACE ON THE GROUND FLOOR

FOR SALE

CITY CENTRE 1

SUITE 302
13737 96 AVENUE
SURREY, BC

LOCATION

Positioned at 13737 96 Avenue, City Centre 1 is in the heart of Surrey's thriving Health & Technology District - directly across from Surrey Memorial Hospital and steps from the BC Cancer Agency. Just a short walk to King George SkyTrain Station, the building offers seamless transit connectivity and quick access to major routes.

Surrounded by medical, educational, and corporate hubs, this LEED Gold-certified, 12-storey landmark features street-level retail, ample parking, on-site fitness and bike facilities, and high-quality professional space ideal for medical or office use. With retail, dining, and essential services at your doorstep, City Centre 1 delivers a vibrant, amenity-rich environment to attract clients and talent alike.



6 MINUTES TO
KING GEORGE
SKYTRAIN STATION



ADJACENT TO
SURREY MEMORIAL HOSPITAL IN THE
HEALTH & TECHNOLOGY DISTRICT



EXCELLENT TRANSIT
80% TRANSIT SCORE



VERY BIKEABLE
70% BIKE SCORE



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