

For Sale/Lease

13737 96TH Avenue
Surrey, BC

CITY CENTRE

1

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Colliers
INTERNATIONAL

Premium OFFICE SPACE Strata

CITY CENTRE

1



THE OPPORTUNITY

High profile opportunity to purchase or lease office premises in the newest development project located in the Health & Technology District in Surrey's revitalized City Centre with over 450,000 square feet planned in three phases. City Centre 1 (CC1) is a vibrant development hosting businesses and well established medical and professional expertise, right at the entrance to Surrey's Innovation Boulevard.

CC1 is across the street from Surrey Memorial Hospital and BC Cancer Agency. It is the first development of its type in Surrey City Centre giving business owners the opportunity to invest in this rapidly expanding area.



13737 96TH Avenue Surrey, BC

PROJECT SCOPE

OFFICE COMPONENT

CC1 offers twelve storeys of Class A professional strata offices immediately adjacent to Surrey Memorial Hospital and Health Sciences Campus. This new centre for medical and business professionals is the ideal place for corporate presence. The location offers excellent public transit service and is less than a six minute walk to the King George SkyTrain station.

CC1 was completed in 2014 and is comprised of 180,000 square feet over 11 storeys of office space and ground floor retail. CC1 is a LEED® Gold certified building with over 600 parking stalls and an on-site fitness facility. It also boasts significant academic space, space for numerous business, health & technology companies, multiple restaurants and retail outlets as well as provides office space and accommodation to over 90 medical specialists.

RETAIL COMPONENT

The retail component of the CC1 comprises approximately 23,000 square feet.

- › Starbucks
- › Subway
- › Medical Clinic/Pharmacy
- › Dental Clinic
- › Optometrist
- › Physiotherapy Clinic
- › Solace Spa
- › Quesada Restaurant
- › Medical Imaging





Port Mann Bridge

SURREY INNOVATION BOULEVARD



Surrey Central Station



King George Station

King George Boulevard



Proposed 96 Avenue LRT Station

96th Avenue

HEALTH AND TECHNOLOGY DISTRICT

Surrey Memorial Hospital



CITY CENTRE 1

- Expo Line
- Proposed LRT to Langley City Centre
- Proposed LRT to South Surrey
- Proposed LRT to Guildford



LOCATION

Locate your practice in the Health & Technology District on Innovation Boulevard, immediately adjacent to the expanding Surrey Memorial Hospital and Health Sciences Campus, accommodating 65 Million Dollar – 12 storey LEED® Gold design professional towers with over 450,000 square feet planned in 3 phases.

The location of CC1 in Surrey City Centre offers excellent public transit service and is less than a six minute walk to the King George Skytrain. CC1 is an integral part of “Innovation Boulevard” which is a partnership between health, business, higher education and government to create new technology for improvements in healthcare.

The City of Surrey is a partner in the expansion and redevelopment of Surrey Memorial Hospital, which includes a new critical care tower, expanded emergency department, a centre of excellence in care for high-risk newborns and a clinical academic campus. With the growth of the Surrey Memorial Hospital and the partnership with the City and Innovation Boulevard, CC1 is perfectly positioned to accommodate the increase in population and their retail and health services requirements.

**Taken from the City of Surrey Website*



AMENITIES

On site amenities include parking for approximately 600 cars with convenient access just off 96th Avenue. Other amenities include a fitness facility, change area with shower facilities, bicycle storage, an outdoor terrace and retail shops.

Hourly/daily metered parking will be available for clients and patients at competitive rates with direct elevator access to the offices above.

PROJECT SIZE

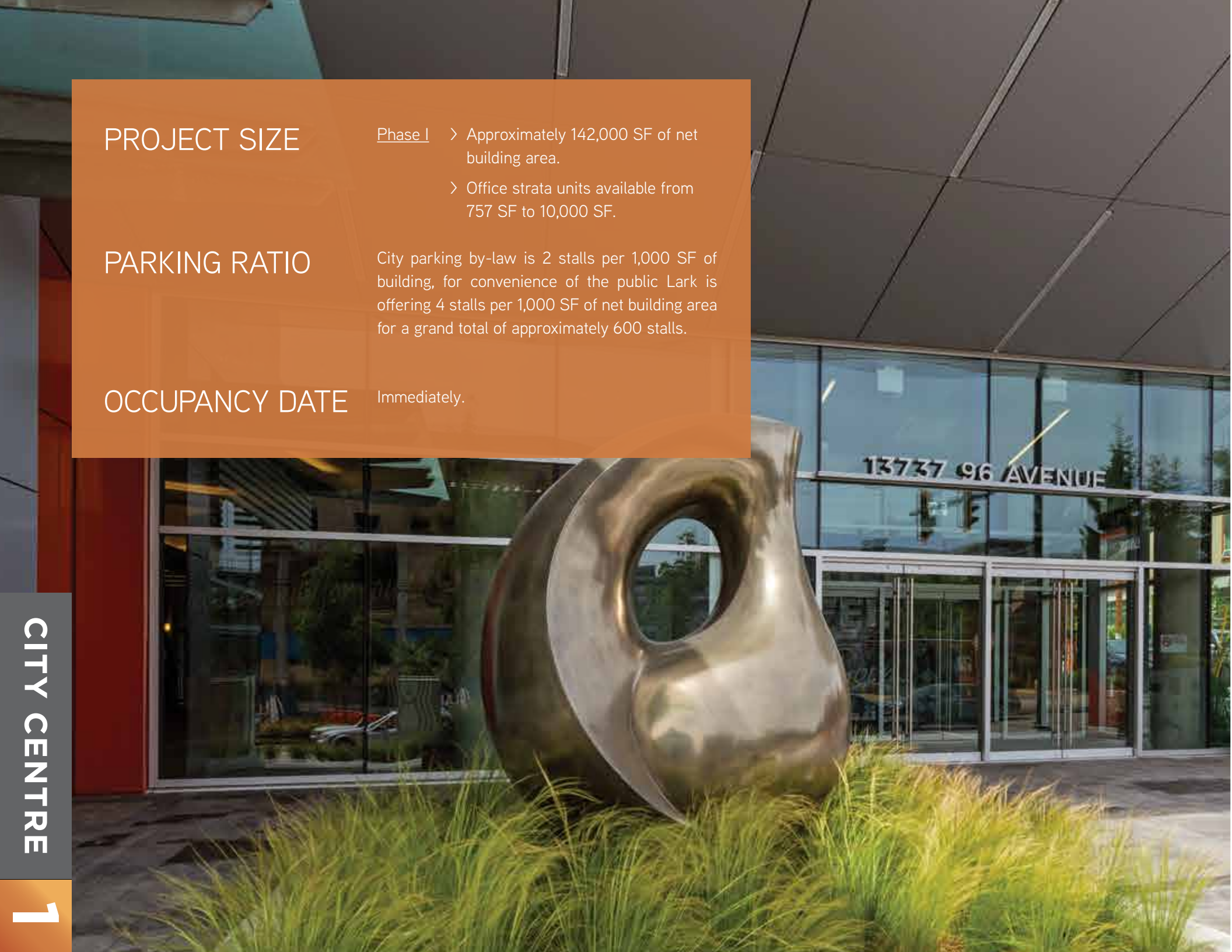
- Phase I
- > Approximately 142,000 SF of net building area.
 - > Office strata units available from 757 SF to 10,000 SF.

PARKING RATIO

City parking by-law is 2 stalls per 1,000 SF of building, for convenience of the public Lark is offering 4 stalls per 1,000 SF of net building area for a grand total of approximately 600 stalls.

OCCUPANCY DATE

Immediately.





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- SOLD
- LEASED
- AVAILABLE

LEVEL 1

UNIT	SL #	SIZE SF	STALLS	PRICE	AVAILABILITY
101	3	1,250	3		LEASED
102	4	1,964	5		SOLD
103	5	3,476	6		SOLD
104	6	1,014	0		SOLD
105	7	1,172	3		SOLD
106	8	1,253	2	\$752,400	AVAILABLE
107	9	1,635	6		LEASED
108	10	1,700	5		LEASED
109	11	1,211	2		SOLD
110	12	1,142	2		SOLD



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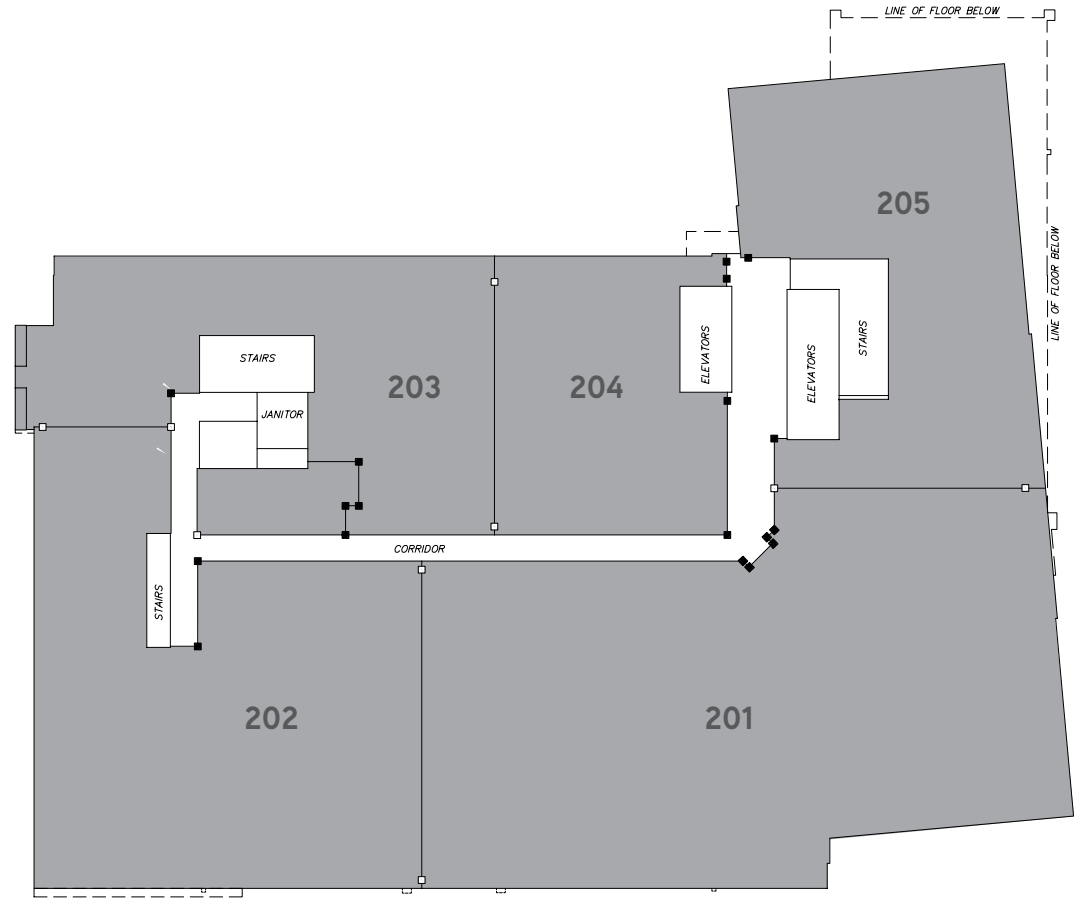
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	UNIT	SL #	SIZE SF	STALLS	PRICE	AVAILABILITY
LEVEL 2	201	13	7,695	22		LEASED
	202	14	5,176	10		LEASED
	203	15	3,182	7		LEASED
	204	16	2,218	5		LEASED
	205	17	3,396	18		LEASED

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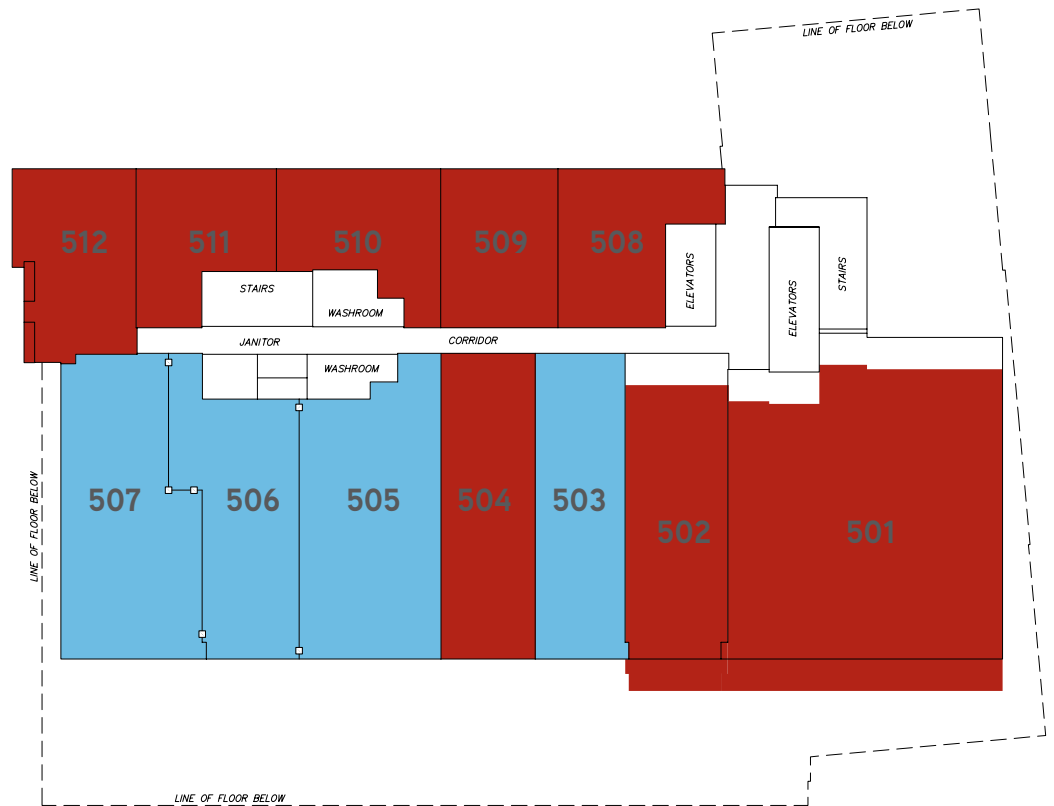
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LEVEL 5

UNIT	SL #	SIZE SF	STALLS	PRICE	AVAILABILITY
501	26	3,328	5		SOLD
502	27	1,246	2		SOLD
503	28	1,090	2	\$556,850	
504	29	1,140	1		SOLD
505	30	1,556	4	\$823,540	
506	31	1,178	3	\$622,770	
507	32	1,522	4	\$822,950	
508	37	807	2		SOLD
509	36	737	2		SOLD
510	35	774	2		SOLD
511	34	717	1		SOLD
512	33	855	1		SOLD

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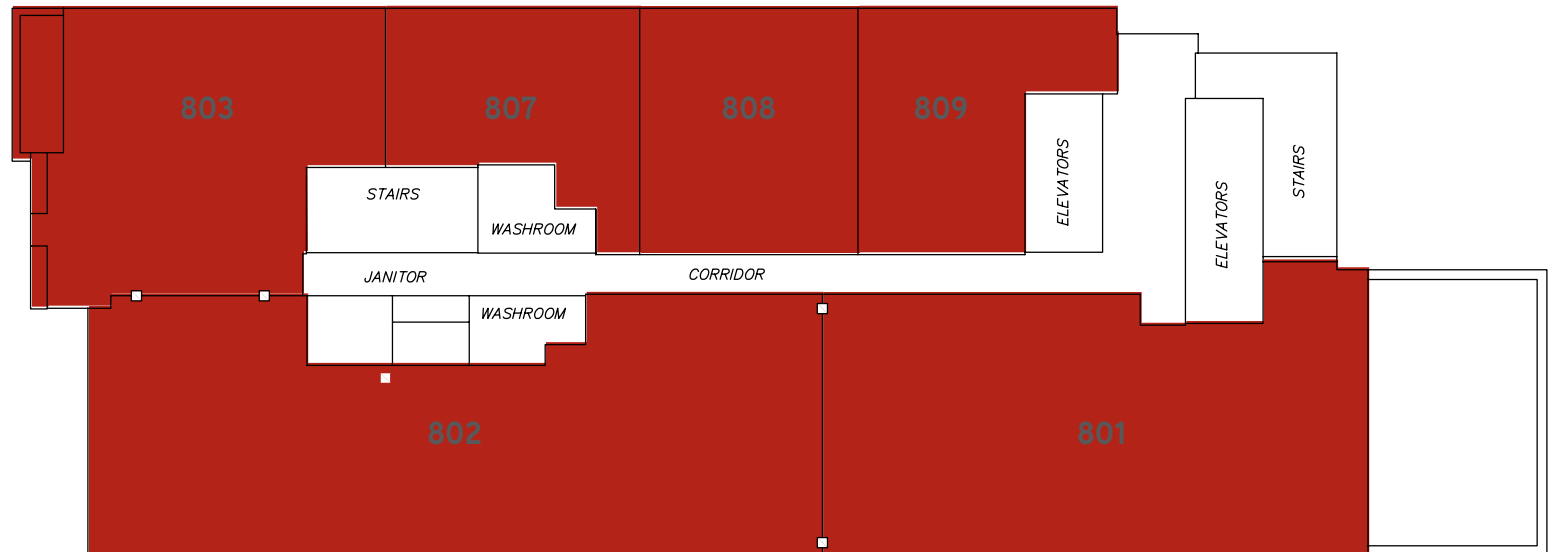
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	UNIT	SL #	SIZE SF	STALLS	PRICE	AVAILABILITY
LEVEL 8	801	55	2,341	2		SOLD
	802	56	2,840	2		SOLD
	803	57	1,417	2		SOLD
	807	58	757	2		SOLD
	808	59	880	2		SOLD
	809	60	807	2		SOLD

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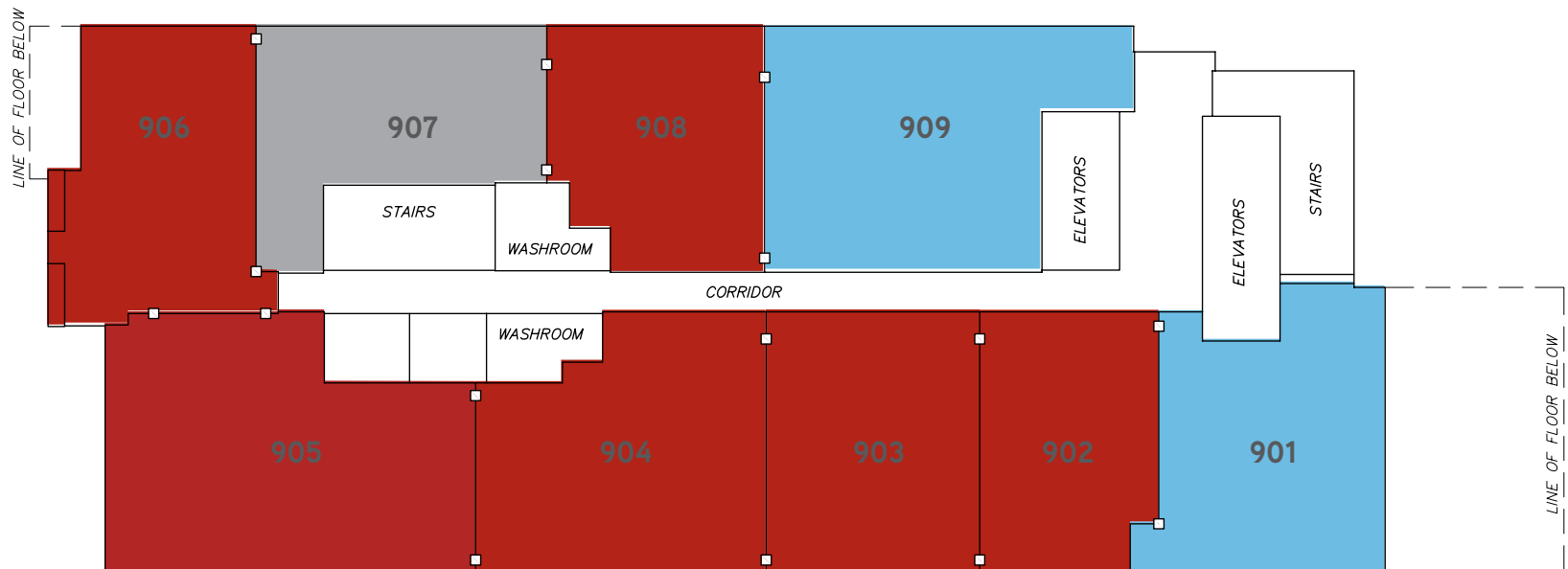
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	UNIT	SL #	SIZE SF	STALLS	PRICE	AVAILABILITY
LEVEL 9	901	61	1,008	3	\$573,960	
	902	62	748	2		SOLD
	903	63	919	2		SOLD
	904	64	1,116	3		SOLD
	905	65	1,409	4		SOLD
	906	66	906	3		SOLD
	907	67	858	2		LEASED
	908	68	821	2		SOLD
	909	69	1,257	3	\$684,645	

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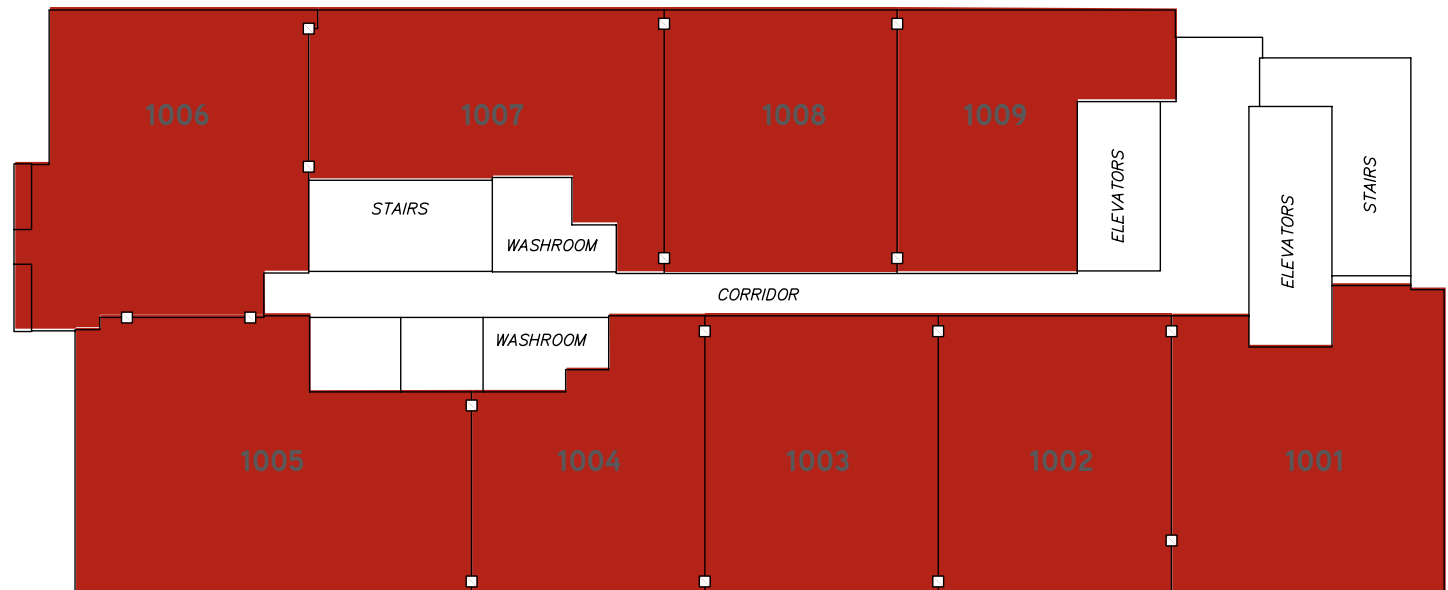
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LEVEL 10	1001	70	1,108	3		
	1002	71	940	2		
	1003	72	940	2		
	1004	73	803	2		
	1005	74	1,410	4		
	1006	75	1,184	3		
	1007	76	960	2		
	1008	77	885	2		
	1009	78	814	2		

**FLOOR UNDER CONTRACT*

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LEVEL 11	1101	79	1,734	3		SOLD
	1102	80	942	2		SOLD
	1103	81	1,231	4	\$684,725	
	1104	82	1,296	4	\$753,040	
	1105	83	1,438	4		SOLD
	1106	84	1,150	2		SOLD
	1107	85	1,254	2		SOLD

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	UNIT	SL #	SIZE SF	STALLS	PRICE	AVAILABILITY
LEVEL 12	1201	79	1,734	3		SOLD
	1202	80	942	2		SOLD
	1203	81	1,231	4		SOLD
	1204	82	1,294	4		SOLD
	1205	83	1,482	4	\$811,810	
	1206	84	1,101	2	\$669,250	
	1207	85	1,254	2	\$720,730	

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