



For Lease

Guilford Office Park

15225 104th Avenue
Surrey, BC

Andrew Astles

Associate Vice President
+1 604 363 6673
andrew.astles@jll.com

jll.ca

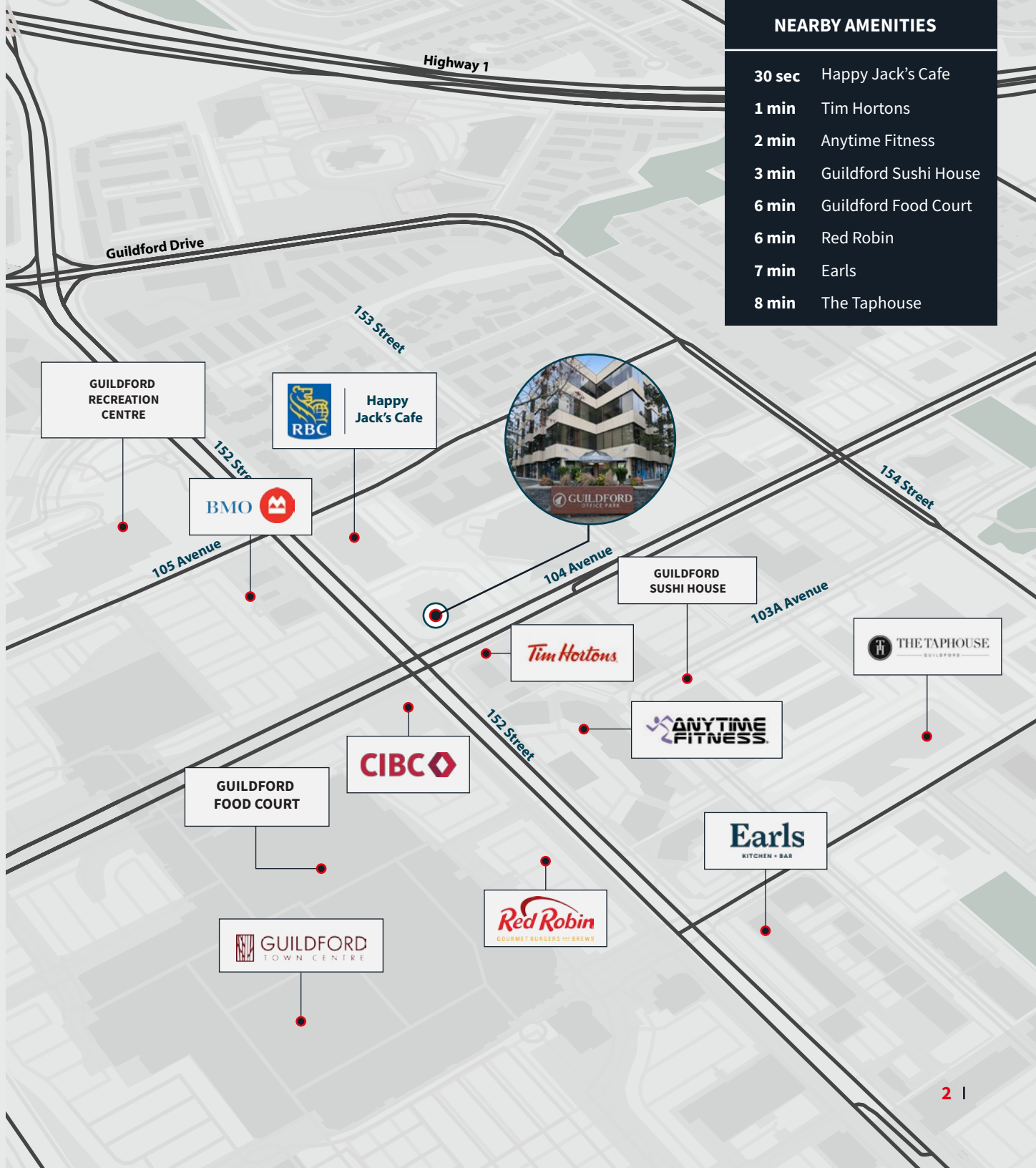


Location Details

Strategically located at the Gateway to Surrey, Guildford Office Park is situated on the corner of 152nd Street and 104th Avenue with direct access to Hwy 1 via the 152nd on-ramp. Area amenities include restaurants, hotels and world class shopping at the newly renovated Guildford Town Centre. Guildford Office Park is also located next to Translink's Guildford Exchange with frequently scheduled bus routes to the Surrey Central SkyTrain Station.

Building Details

-  RECENTLY RENOVATED COMMON AREAS
-  BIKE LOCK-UP AREA IN UNGROUND PARKADE
-  CENTRAL LOCATION WITH IMMEDIATE ACCESS TO HIGHWAY 1



NEARBY AMENITIES

30 sec	Happy Jack's Cafe
1 min	Tim Hortons
2 min	Anytime Fitness
3 min	Guildford Sushi House
6 min	Guildford Food Court
6 min	Red Robin
7 min	Earls
8 min	The Taphouse

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Available Suites

SUITE	SF	AVAILABILITY	COMMENTS
202A	503 SF	Immediately	Open area with one meeting room /office. Pleasant north outlook with peekaboo mountain views.
315	897 SF	Immediately	Reception, two offices and a copy/storage room.

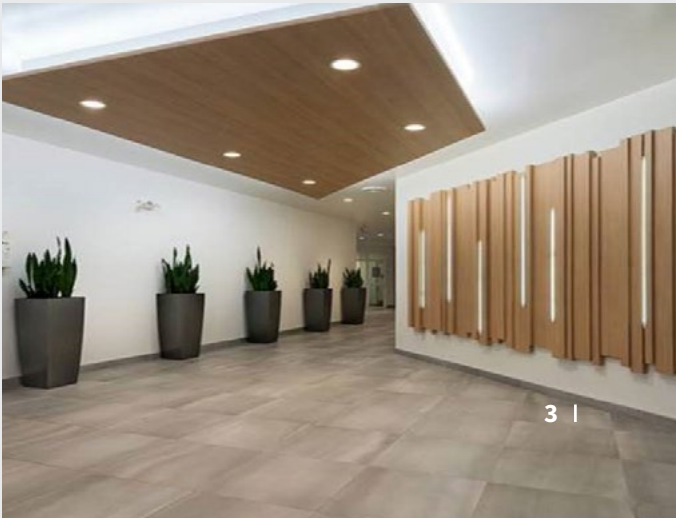
Salient Details

Net Rate:	Please contact listing agent
Additional Rent (2025 Estimate):	\$16.20 PSF/PA
Parking:	1 Stall / 500 SF at market rates

Tenant Improvement

Tenant improvement allowance is available for tenants who would like to customize their space.

Please contact listing agent for details.

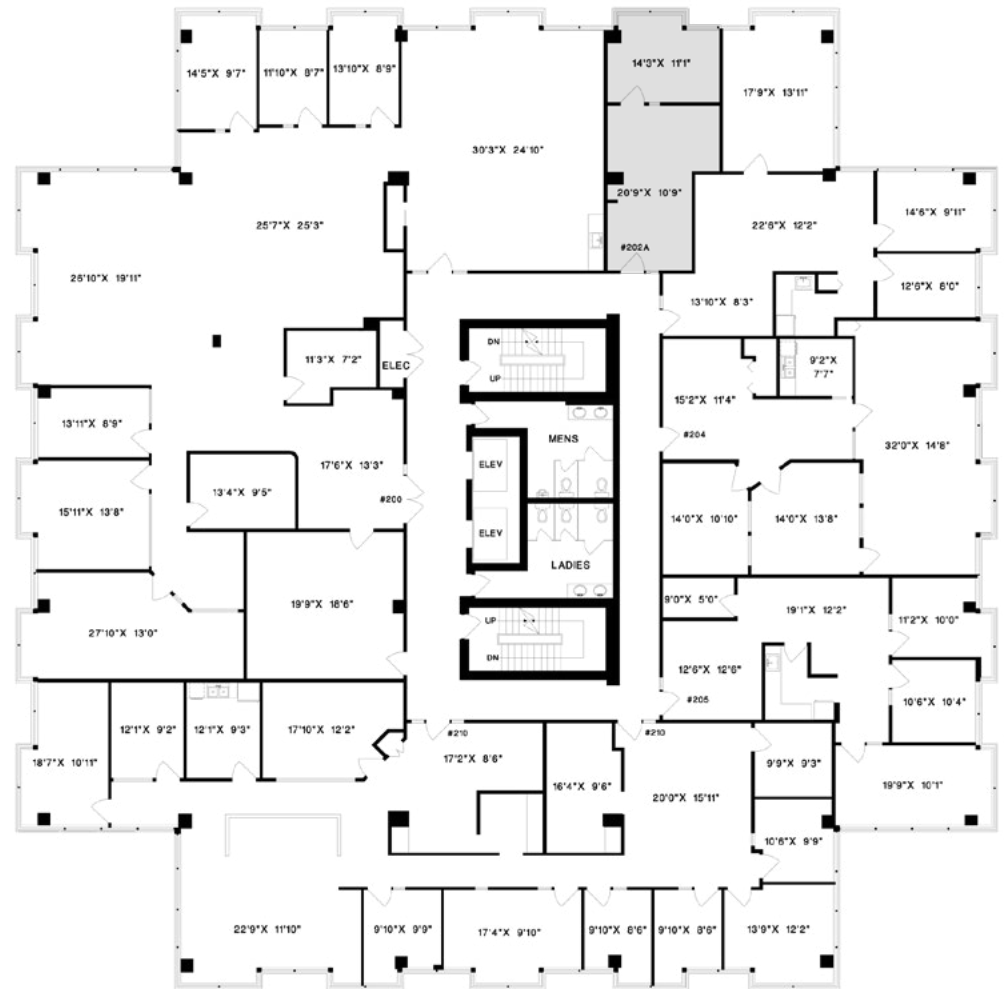


For Lease

15225 104th
Avenue

SUITE 202A
503 SF

Open area with one meeting room/
office. Pleasant north outlook with
peekaboo mountain views.

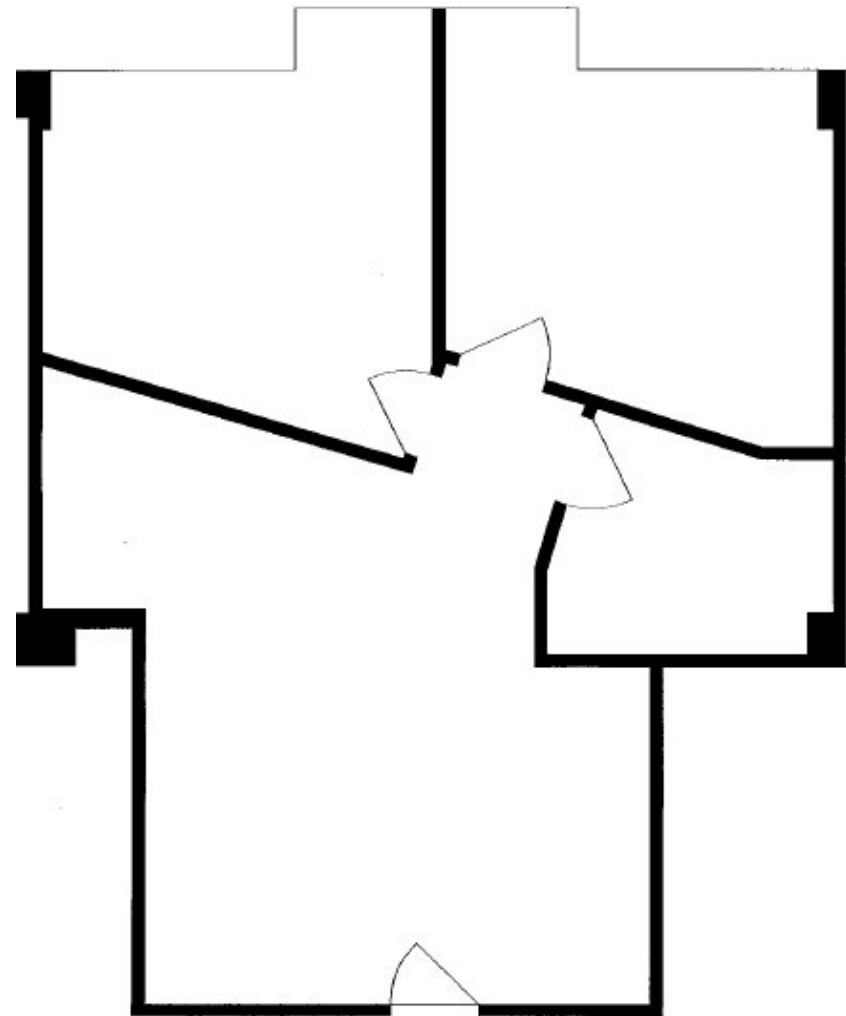


For Lease

15225 104th
Avenue

SUITE 315
897 SF

Reception, two offices and a copy/
storage room.





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**Jones Lang LaSalle Real Estate
Services Inc.**

510 West Georgia Street, Suite 2150
Vancouver, BC V6B 0M3

jll.ca

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