



**For Lease**

# Guilford Office Park

15225 104th Avenue  
Surrey, BC

**Andrew Astles**

Associate Vice President  
+1 604 363 6673  
[andrew.astles@jll.com](mailto:andrew.astles@jll.com)

[jll.ca](http://jll.ca)



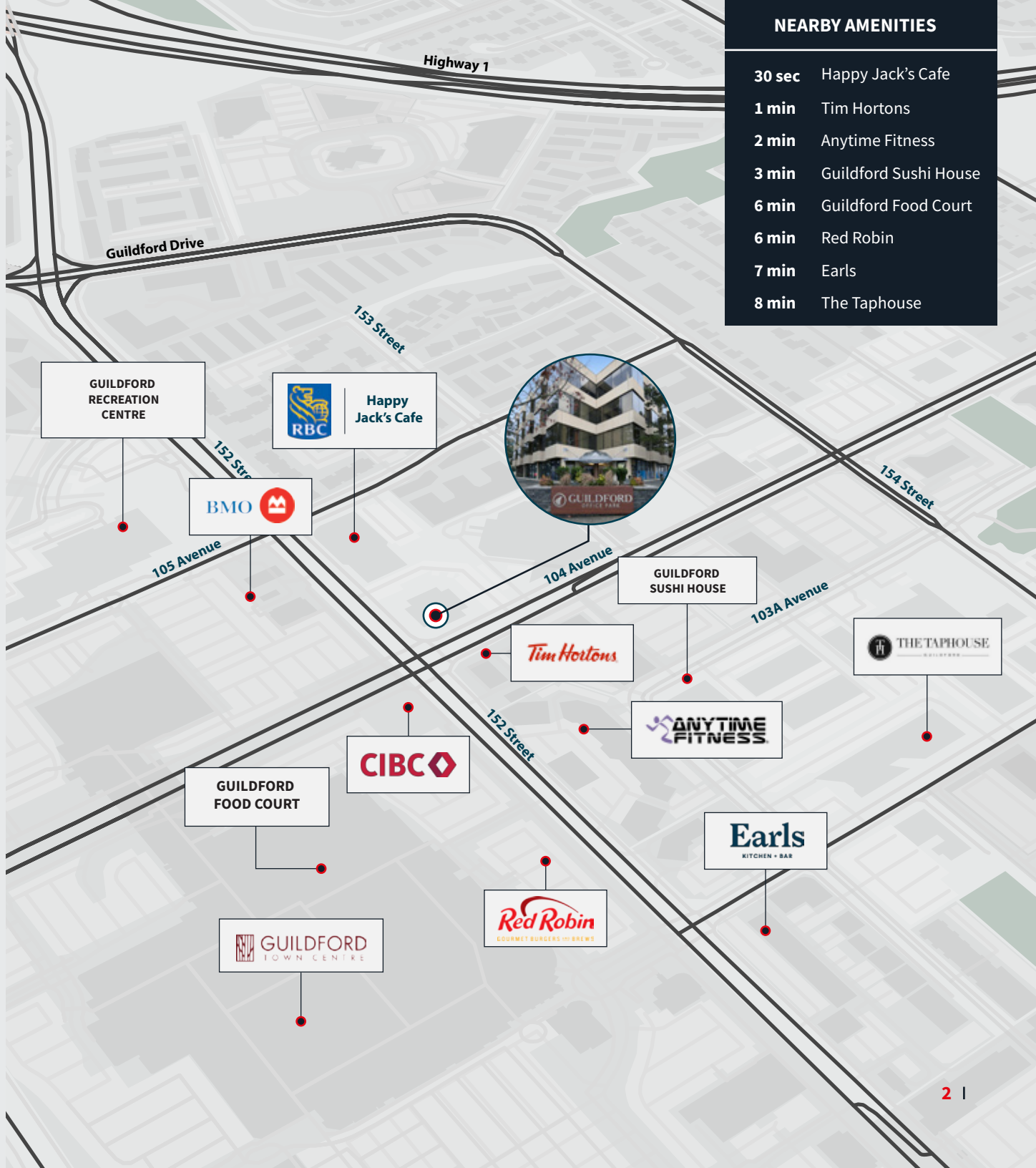


## Location Details

Strategically located at the Gateway to Surrey, Guildford Office Park is situated on the corner of 152<sup>nd</sup> Street and 104<sup>th</sup> Avenue with direct access to Hwy 1 via the 152<sup>nd</sup> 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

Strategically located at the Gateway to Surrey, Guildford Office Park is situated on the corner of 152<sup>nd</sup> Street and 104<sup>th</sup> Avenue with direct access to Hwy 1 via the 152<sup>nd</sup> 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.

### 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 kitchenette.

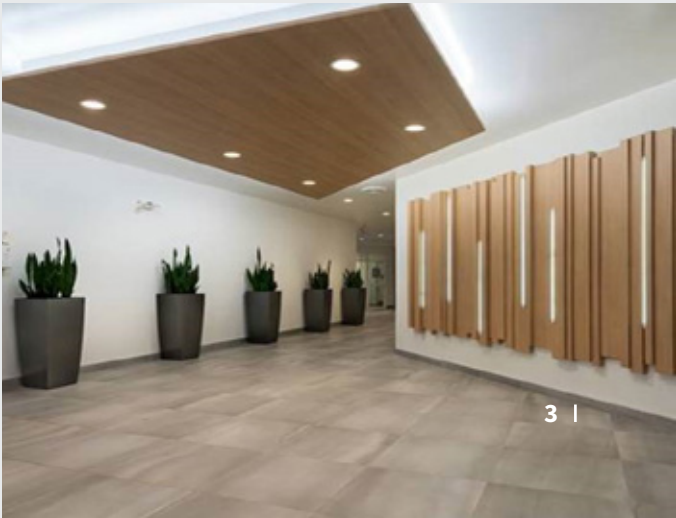
### Salient Details

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.

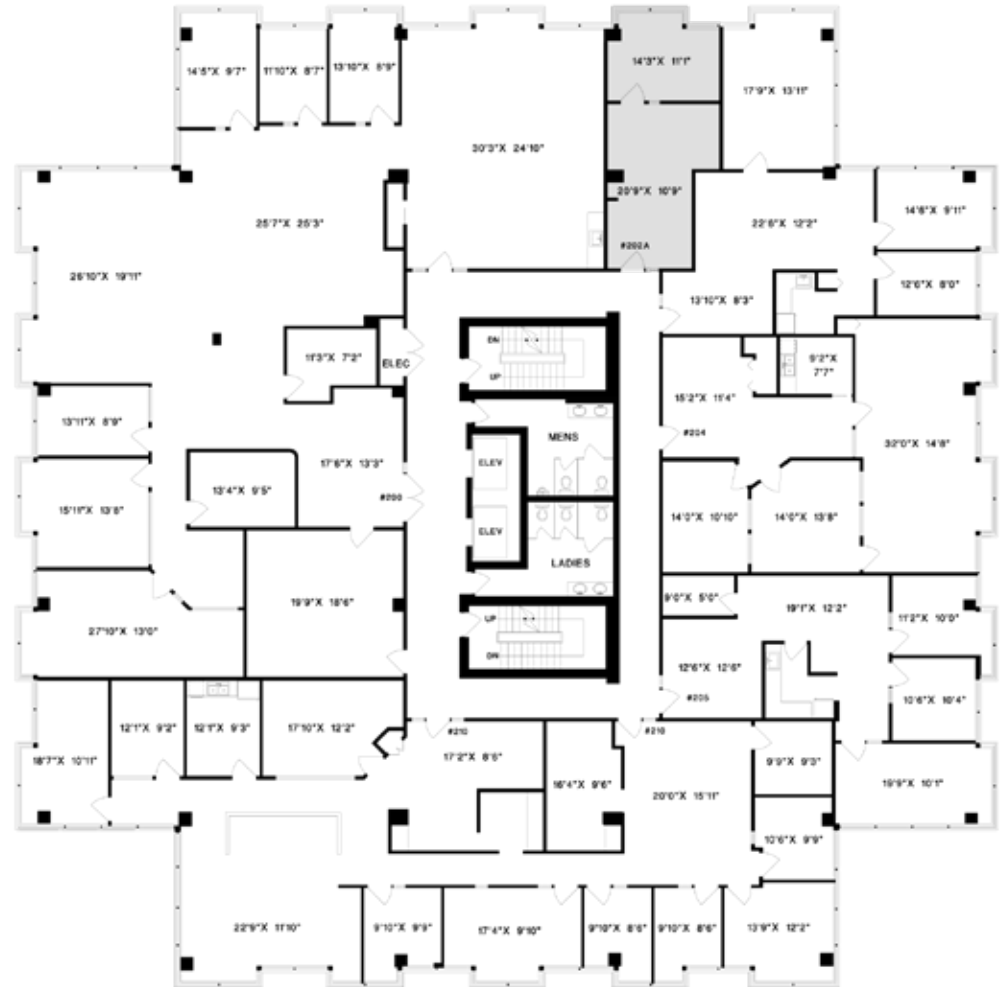


**For Lease**

15225 104th  
Avenue

**SUITE 202A**  
**503 SF**

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

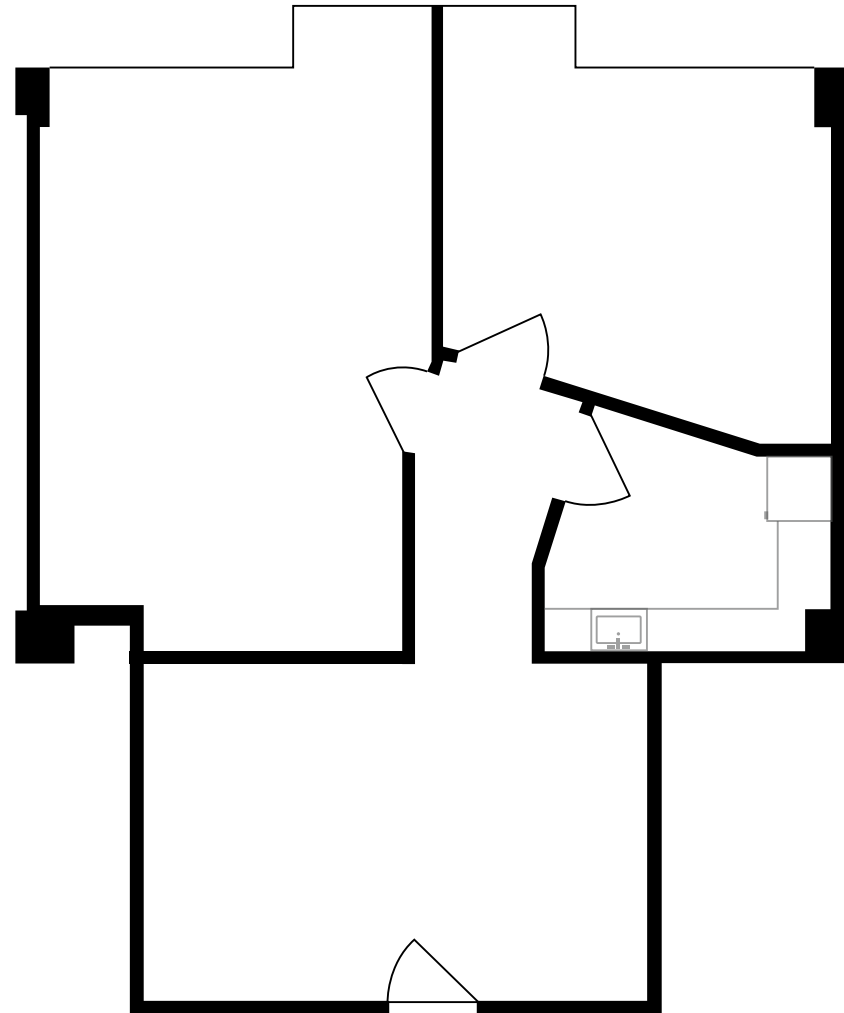


**For Lease**

15225 104th  
Avenue

**SUITE 315**  
**897 SF**

Reception, two offices and a  
kitchenette.







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andrew.astles@jll.com

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

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

**jll.ca**

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