

UNIT 401 - 12495 CENTRAL AVE, SURREY
LUXURY BUILDING WITH FULL AMENITIES FLOOR

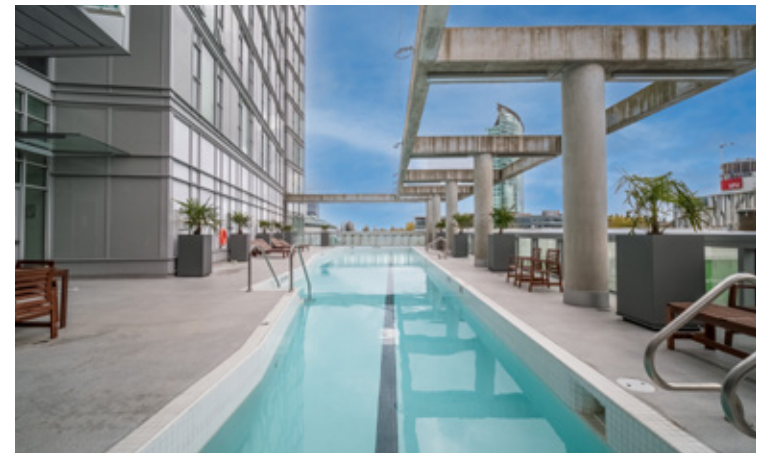
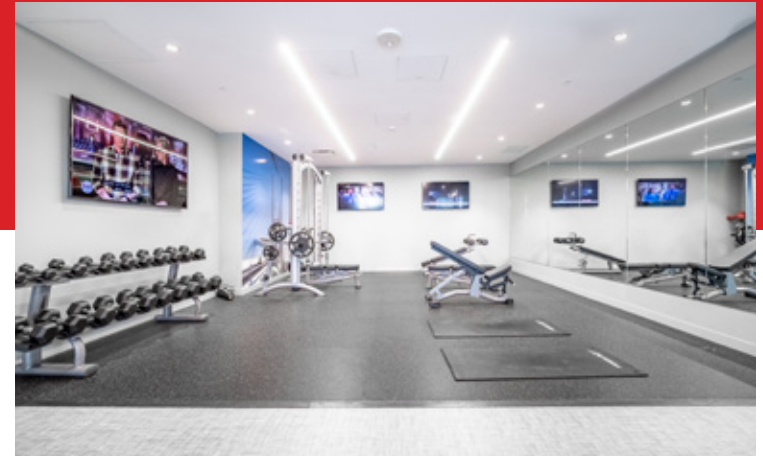
**FOR
LEASE**



WILLIAM | WRIGHT

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Build to Suit Office Unit at 3 Civic Plaza

William Wright is proud to present office unit 401 at 13475 Central Ave, Surrey better know as '3 Civic Plaza'. This stunning hotel/residential building has a great commercial component as well. With a first class restaurant on site, top notch retail space and high-end office space totalling 31,199 SF of commercial space.

We are exclusively looking for spa or spa related businesses for unit 401 to compliment the hotel amenities floor the fourth floor is on. Qualified tenants will have access to the amenities area, private areas and marketing opportunities with the hotel.

This luxury building includes an amenities floor, great access to transit and steps away from the SkyTrain (Surrey Central). This building is the largest tower in Metro Vancouver and the centre of Surrey's new downtown.





UNIT SIZES

UNIT 401: ± 278–3,544 SQFT

PARKING

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ZONING

CD

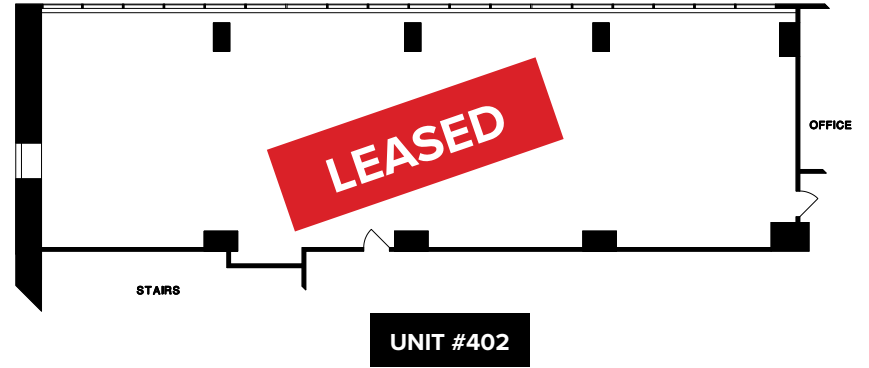
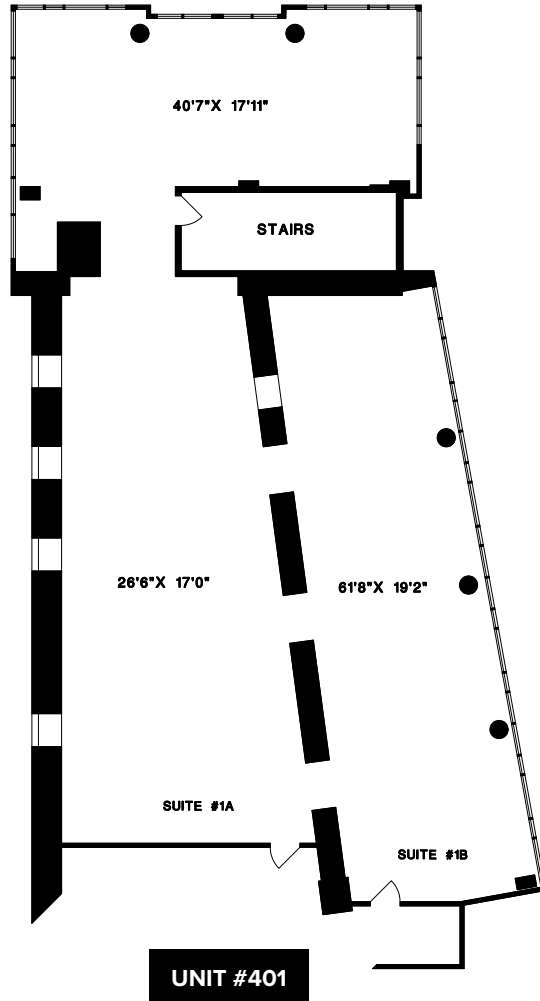
BASIC RENT

\$30.00/FT

ADDITIONAL RENT

\$22.00/FT

Sizes in the floorplans are approximate and based on architectural measurements.





LOCATION

Surrey City Centre is experiencing major redevelopment with the population expected to double and reach 600,000 by 2025. The public sector has invested \$1.16 billion in Surrey's downtown core and \$2 billion has been invested in a 6 square kilometre radius from Surrey City Centre. There are over 40 current major residential projects proposed or underway which will create approximately

10,000 new residential units within Surrey City Centre. 3 Civic Plaza is part of a major development initiative to create a vibrant Surrey City Centre which includes a 75,000 SF library, new City Hall, additional space for Simon Fraser University, and a major civic plaza that will be home to Surrey's outdoor events, celebrations, and festivities.



FOR MORE INFORMATION CONTACT

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