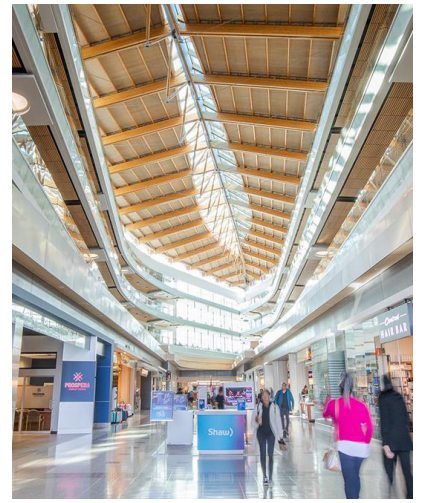


For Lease



Central City | 10153 King George Boulevard, Surrey, BC

AAA Office Opportunities at Surrey's Landmark Transit-Connected Mixed-Use Hub

Mona Khandan

Director, Leasing
mkhandan@salthillcapital.com / 604.762.0394

 **Salthill**

Salthill Property Management Inc. Real Estate Brokerage

About Central City

At The Center Of It All Central City Tower

Rising 25 storeys above Metro Vancouver's fastest-growing hub, Central City Tower, a 564,000 SF Class AAA building, seamlessly combines LEED Gold and BOMA BEST Gold sustainability with exceptional architectural design. Located just steps from King George SkyTrain Station, gain instant access to a vibrant ecosystem of top-tier shopping, dining, and civic amenities. Premium office spaces are now available for lease to position your team at the center of regional growth.

Ammenities

- **Direct Rapid Transit & Ample Parking**
Steps from Surrey Central & King George SkyTrain stations, plus 1,000+ covered parkade stalls with EV chargers.
- **Integrated 140+ Retail & Dining Ecosystem**
Immediate access to 140+ shops, services, and eateries (T&T Supermarket, Sephora, Winners) directly within the complex.
- **LEED & BOMA BEST Gold Certified**
High-performance green building featuring energy-efficient HVAC, low-VOC materials, and top-tier ESG standards.
- **Premium End-of-Trip Facilities**
Secure indoor bike storage, personal lockers, clean showers, and dedicated commuting infrastructure.
- **Architectural Icon & Panoramic Views**
Designed by Bing Thom Architects—25 stories of Class AAA space with floor-to-ceiling glass and efficient floor plates.
- **On-Site SFU Campus & Tech Ecosystem**
Shares a podium with Simon Fraser University's Surrey campus, driving direct access to top tech talent and innovation.
- **Direct Interior Access to On-Site Fitness**
Seamless access to full-scale on-site fitness facilities (Club16) for effortless pre-, post-, or mid-day workouts.
- **24/7 Security & On-Site Management**
Dedicated 24-hour security personnel, keycard elevator access, and responsive on-site property management.

Notable Retailers



WINNERS®



SEPHORA



92 **Walk Score®**
Walker's Paradise

91 **Transit Score®**
Rider's Paradise

Property Details

Certifications



Building Class

Office/AAA

Year Built

2003

Building Size

564,000 SF

Building Height

25 stories

Operating Hours

Mon–Fri: 7am – 6pm

Sat : 8am – 3pm

Security

On-site 24-hour security

Parking Ratio

2.5/1,000 SF

Parking

Secured underground

EV Chargers

20 Stalls

Transit

Surrey Central Bus Loop,
Surrey Central Skytrain Station
King George Skytrain Station

Suite Sizes

Suites 4,500 SF - 20,000 SF

Available Immediately

Net Rent Contact Agent

Additional Rent Contact Agent

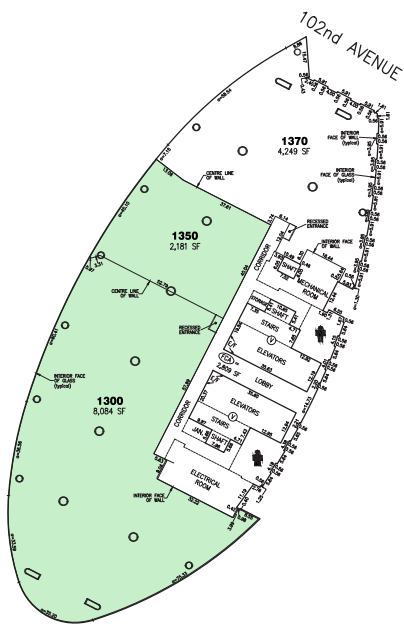


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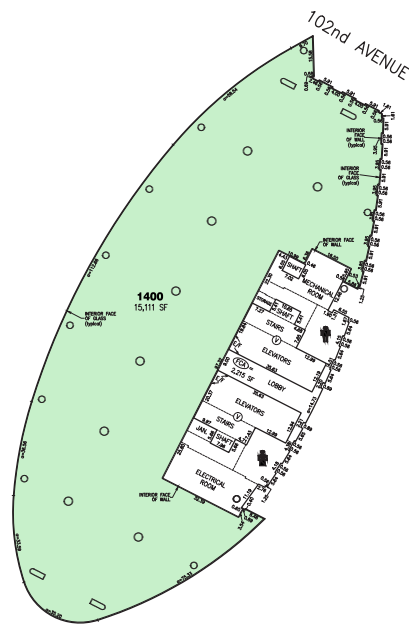


Sample Floor Plates

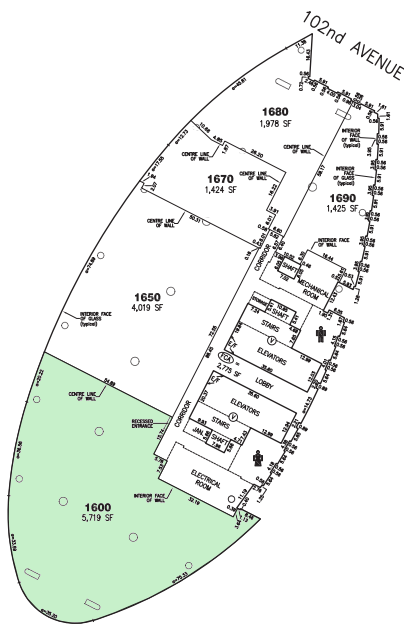
Level 13



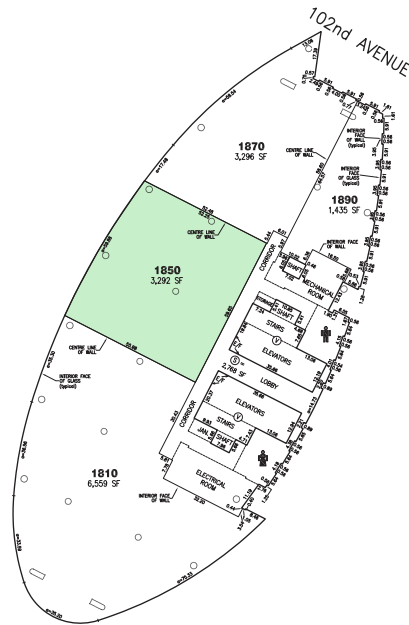
Level 14



Level 16



Level 18





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The information contained herein, including layouts, plans, and stated square footage, is provided solely for marketing purposes. Such information is approximate, non binding, and subject to change without notice.