

11125 | 124TH STREET SURREY, BC

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FOR LEASE

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BUILDING

11125 124th Street is located at the foot of the Pattullo Bridge in North Surrey, just minutes from the Scott Road SkyTrain station. With excellent visibility and exposure to King George Boulevard, this 182,000-sf building is surrounded by 660 surface parking stalls.

The premises are fully built and demisable with a mix of offices, server rooms, expansive open plan, second-floor office/boardroom space and multiple kitchen areas.

AREA

113,721 sf (demisable)

AVAILABLE

Immediately

RENTAL RATE

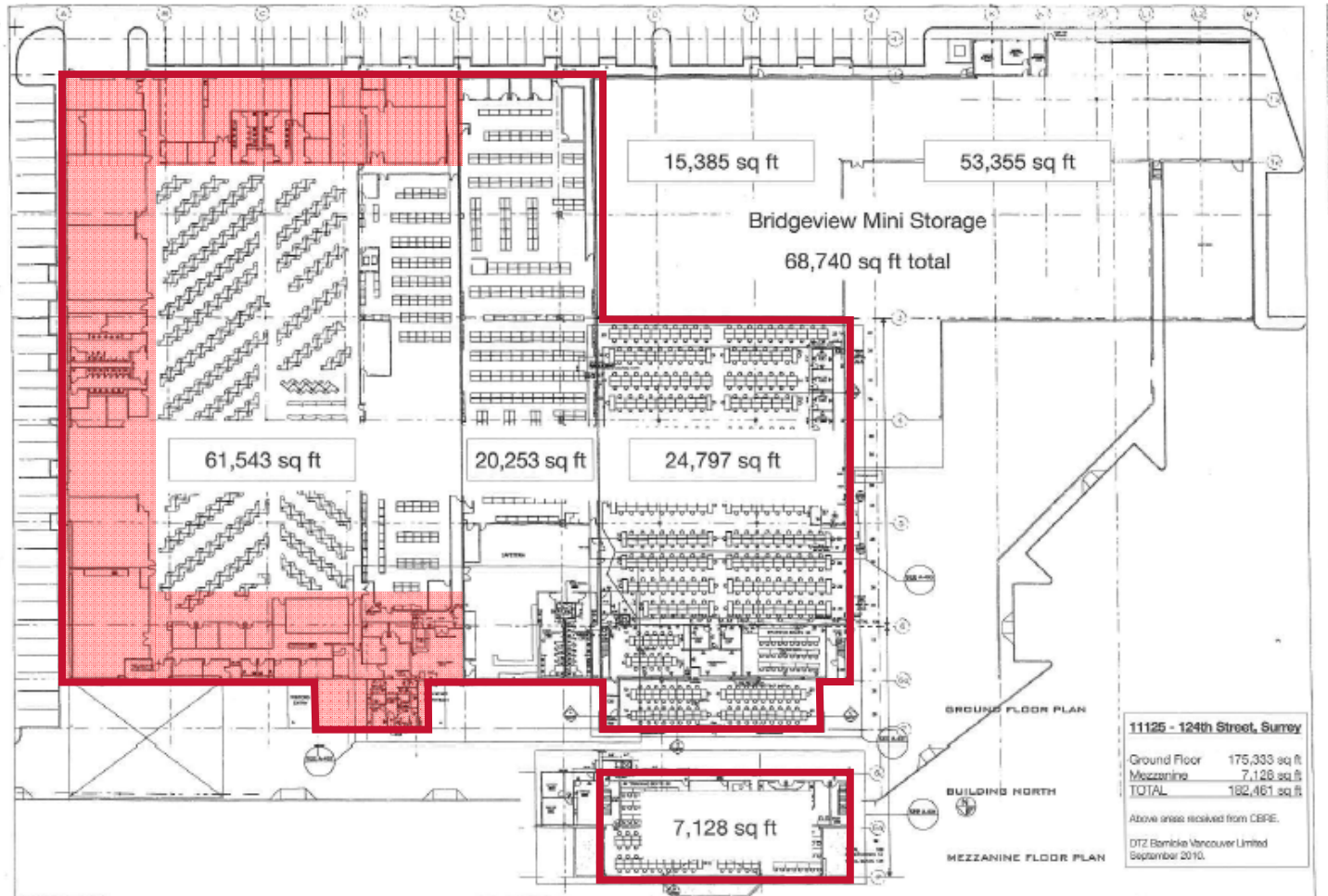
Contact listing agents

OPERATING COSTS & TAXES

\$3.28 (exclusive of in-suite janitorial and utilities)

PARKING

660 surface parking stalls





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BUILDING INFORMATION

GENERAL INFORMATION

- 12.9 acres site
- Constructed in 1994
- Footprint of 152,000 sf and total building area of 181,000 sf
- Surface parking for approximately 660 vehicles
- Substructure is constructed with cast-in-place concrete slab-on-grade
- Superstructure consists of pre-cast concrete tilt-up walls supported by a steel-frame support structure (i.e., beams, columns, Open Web Steel Joists ("OWSJ") and metal roof deck)
- Exterior walls are comprised of painted pre-cast concrete tilt-up panels on all elevations with area of stucco on the north elevation

INTERIOR FINISHES

- Floor finishes within the main entrance areas as well as the kitchen and washroom areas within the suites consist of vinyl floor tiles and ceramic tiles
- Floor finishes within the remainder of the areas in the suites consist of carpet flooring
- Floor finishes within the corridors consist of vinyl floor tiles while the floor finishes with the mechanical rooms, stairwells and electrical rooms consist of unfinished concrete floor slabs
- Wall finishes within the suites, corridors and common areas consists of painted gypsum board walls throughout
- Wall finishes within the mechanical rooms consist of unpainted concrete block masonry
- Ceiling finishes in the corridors and office areas consist primarily of suspended ceiling assemblies complete with lay-in-tiles
- Ceiling finishes within the large open areas consist of exposed metal roof deck

WALL SYSTEMS

- Exterior walls of the Site Building are comprised of painted pre-cast concrete tilt-up panels on all elevations with areas of stucco on the north elevation
- The window systems consist of fixed Insulated Glazing ("IG") units set into aluminum frames within punched configurations on the north and west elevations
- Exterior doors are comprised of Single Glazed ("SG") units set into aluminum frames located at the main entrances and on the north elevation of the building
- Secondary entrance doors consist of hollow metal doors within metal frames located on the northeast, west and south elevations of the building
- Doors leading into the mechanical rooms consist of painted hollow metal doors within metal frames
- Doors serving the stairwells consist of hollow core metal doors within metal frames complete with Georgian Wire SG inserts
- Doors providing access to the individual suites consist of solid core wood and hollow metal doors set into hollow metal frames
- Several metal overhead doors serve the south, west and east elevations



ROOF SYSTEMS

- Roof systems of the site building consist of conventionally designed, near-flat, fully-adhered Thermo-Plastic Olefin (“TPO”) membrane systems installed atop a layer of rigid insulation, atop steel roof decks
- Drainage is provided by internal roof drains
- The roof is approximately 2–4 years old (replaced in approximately 2007–2009)

FIRE PROTECTION

- Fire protection is provided by wet sprinkler systems throughout all areas of the building
- Supplemental fire protection is provided by a combination of fire hose cabinets in corridors and stairwells complete with chemical fire extinguishers located inside the cabinets

FIRE ALARM SYSTEM AND LIFE SAFETY

- Fire alarm system consists of a multi-zone, single stage system complete with a “Edwards ESA 2000” fire alarm panel
- The fire alarm monitors hardware pull stations, smoke detectors and heat detectors which are located throughout the building



MECHANICAL SYSTEMS

- Heating, ventilation and cooling throughout the office areas is provided by approximately 27 rooftop-mounted natural gas-fired heating and electrically powered cooling HVAC units
- Dedicated cooling for the offices and server rooms is provided by approximately four electrically-powered “Mitsubishi”, “Carrier”, and “Fujitsu” split AC units
- Rooftop mounted HVAC units possess input heating capabilities ranging between 40,000 BTUH to 300,000 BTUH
- Emergency lighting and illuminated exit signs are located throughout and are powered by internal battery packs

ELECTRICAL SYSTEMS

- Electrical power is supplied from a pad-mounted transformer which is accessed from the north elevation and feeds the main electrical room
- The main electrical service consists of a 1,600 Ampere, 347/600 Volt, 3 Phase service, complete with “Cutler Hammer” main disconnect switch

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