



**CUSHMAN &
WAKEFIELD**

FOR LEASE
BUILDING THREE - NEWTON OMNIPLEX CENTER
13290 78TH AVENUE
SURREY, BC

1,838 SF 2ND FLOOR OFFICE



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LOCATION

Located in the Newton industrial area, the subject property is close to numerous residential neighbourhoods and commercial amenities such as shopping and restaurants. The subject property has exposure to 78th Avenue and is easily accessible to 132nd Street, 76th Avenue, 128th Street, Scott Road, King George Boulevard, Highway 10 and the Alex Fraser Bridge.

ZONING

I-L (Light Impact) zoning allows for a wide range of industrial uses including light industrial uses, warehousing, storage, distribution, and general service uses. Some specific office uses are also permitted under this zoning.

PROPERTY FEATURES

- Concrete tilt-up construction
- Ample on-site parking, street parking also available
- Fully sprinklered
- Easily accessible by public transit
- Professional property management in place
- Two (2) designated parking stalls

AVAILABLE AREA

Unit 391

1,838 SF of second floor office space with dedicated stairwell entry vestibule.

- HVAC System
- Two (2) 2-pc washrooms
- Lunchroom with kitchenette
- Carpeted office areas
- Dropped T-Bar ceilings
- Fluorescent lighting
- An abundance of windows
- Several private office & open plan
- Reception area

LEASE RATE

From \$2,201.01 per month, net, plus GST

ADDITIONAL RENT (2024)

Estimated at approximately \$869.99 per month, plus GST

AVAILABILITY

Immediately



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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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