



**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**

**BUILDING THREE - NEWTON OMNIPLEX CENTER**

**13290 78<sup>TH</sup> AVENUE**

**SURREY, BC**

**1,050 SF & 1,673 SF 2<sup>ND</sup> FLOOR OFFICE**



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# FOR LEASE

## BUILDING THREE - NEWTON OMNIPLEX CENTER

### 13290 78<sup>TH</sup> AVENUE

### SURREY, BC

#### 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 78<sup>th</sup> Avenue and is easily accessible to 132<sup>nd</sup> Street, 76<sup>th</sup> Avenue, 128<sup>th</sup> 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

#### AVAILABLE AREAS

##### Unit 301

##### Second Floor Office Space\* - 1,673 sf

- Several private offices
- Cooling system
- Dropped t-bar ceiling
- Abundance of windows, natural light
- Fluorescent lighting
- Carpet
- Multiple washrooms
- Full kitchen – stove/oven, fridge, sink
- Washer/dryer

*\*Can be used as a legal caretakers' suite*

##### Unit 321

##### Second Floor Office Space - 1,050 sf

- Open plan office
- Boardroom
- HVAC system
- Dropped t-bar ceiling
- Abundance of windows, natural light
- Fluorescent lighting
- Carpet
- One (1) washroom

#### LEASE RATE

From \$12.95 per square foot, per annum, net, plus GST

#### ADDITIONAL RENT (2021)

Estimated at approximately \$3.42 per square foot, per annum, plus GST



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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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