



**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**  
**BUILDING FOUR - NEWTON OMNIPLEX CENTER**  
**13320 78<sup>TH</sup> AVENUE**  
**SURREY, BC**

**1,935 SF 2<sup>ND</sup> 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 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
- 78<sup>th</sup> Avenue frontage
- Ample on-site parking, street parking also available
- Fully sprinklered
- Easily accessible by public transit
- Professional property management in place

**AVAILABLE AREA**

**Unit 481**

**Second Floor Office Space 1,935 sf**

- HVAC system
- Dropped t-bar ceiling
- Abundance of windows, natural light
- Fluorescent lighting
- Carpeted
- Kitchenette
- Two (2) washrooms
- Two (2) stairwell entries

**LEASE RATE**

From \$2,338.13 per month, net, plus GST

**ADDITIONAL RENT (2023)**

Estimated at approximately \$774.00 per month, plus GST

**AVAILABILITY**

Thirty (30) days notice



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

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC (07/23/bg)