

For Lease

301 – 8352 130th Street

Surrey, BC

5,280 sf of high-exposure air-conditioned office space in the Newton industrial area



John Eakin, Vice President
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**AVISON
YOUNG**

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Property features

AVAILABLE AREA

Ground floor office area	2,640 sf
Second floor office area	2,640 sf
<hr/> Total	<hr/> 5,280 sf

ZONING

I-L Light impact industrial zone

AVAILABILITY

April 2022

LEASE RATE

\$15.00 psf

TAXES AND OPERATING COSTS (ESTIMATED 2022)

\$5.50 psf



Opportunity

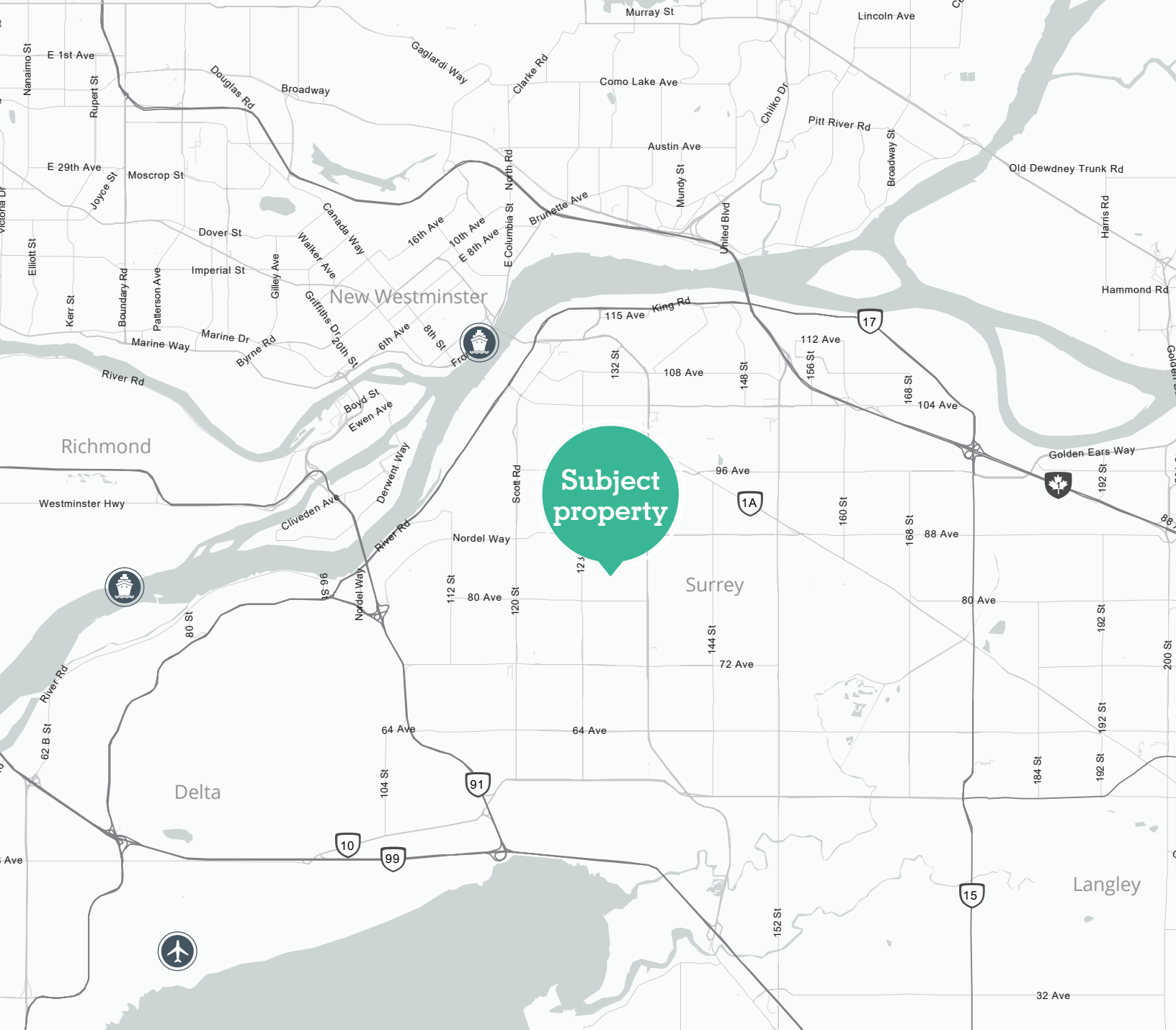
Avison Young is pleased to present the opportunity to lease 5,280 sf of high-exposure air-conditioned office space in the Newton industrial area.

Location

Located in the Newton Industrial area, the property is ideally situated at the front of the complex providing high street exposure onto 130th Street. The location provides quick access to King George Blvd. which connects north to the Trans-Canada Highway, and south to Highway 10, 91 and 99. Public transit located at the corner of 84 Avenue on 128 Street, which service Bus 323: Surrey Central Station Northbound and Newton Exchange Southbound.

Property Features

-  Front unit
-  Excellent exposure onto 130th Street
-  Ample windows providing lots of natural light
-  Two levels of office area
-  Air Conditioned
-  Kitchen/staffroom area
-  Numerous private offices
-  Four (4) washrooms
-  Ten (10) parking stalls



Contact for information

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