

209 - 12877 76 Avenue
Surrey, BC

Second Floor Corner Office Unit For Sale

Office Unit in Surrey Design Centre



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The Opportunity

Colliers is pleased to present an exclusive opportunity to acquire 209 - 12877 76 Avenue, Surrey, BC (the "Property").

Situated within the well-established Surrey Design Centre, the Property consists of a professionally improved office unit within a strata mixed-use office and industrial complex in the heart of Newton.

The unit offers a functional and efficient layout suited for a variety of professional, administrative, and service-based businesses, making it an ideal opportunity for owner-occupiers seeking long-term premises in a professionally managed commercial environment.

The Surrey Design Centre is home to a diverse mix of office, retail, and light industrial users, creating a dynamic business setting with strong surrounding commercial activity.

This offering represents an opportunity to secure a well-positioned office asset within one of Surrey's most established and active commercial nodes.



Owner-Occupier Opportunity



Strong Newton Location



Nearby Retail & Amenities



Ample Surface Parking



Functional Office Layout



All Directional Access From 76 Avenue

Property Overview



209 - 12877 76 Avenue, Surrey, BC V3W 1E6

Unit Size 1,076 SF

Year Built 2003

Zoning CD - Comprehensive Development, includes a variety of professional service office uses

Parking Two (2) Surface Stalls

Gross Tax (2025) \$8,215.12

Estimated Monthly Strata Fees \$342.39 + GST

Asking Price **\$1,049,000**

The Location

The Property is ideally located in Surrey's established Newton Town Centre, along 76 Avenue with direct access to King George Boulevard, Scott Road, and Highway 91, providing excellent regional connectivity.

Surrounded by professional offices, medical services, and retail amenities, the area offers a convenient, business-friendly environment with nearby restaurants, banks, and shopping.



Current Population: **135,049**
Projected Population: **143,681**



Median Household Income: **\$104,003**
Projected Median Household Income: **\$123,353**

Based on 3 km radius and 2030 projections

Frequent transit service along 76 Avenue connects to King George and Surrey Central SkyTrain Stations, supporting easy access for staff and clients.

Ongoing population growth and densification in Newton continue to drive demand, making this an attractive opportunity within a well-connected, amenity-rich commercial hub.



King George Boulevard **5 minutes**
Newton Exchange **6 minutes**
Port Mann Bridge **28 minutes**

Vancouver **50 minutes**
Richmond **30 minutes**
US Border **30 minutes**



What's Nearby

Restaurants & Cafés

- Pho 99
- Dhaba 76 Indian Takeout
- Mughal Garden Restaurant
- Ustaad G76 Indian Cuisine
- Olivo Cafe

Parks & Recreation

- Newton Athletic Park
- East View Trail Park
- Princess Margaret Park

Retail & Services

- Canadian Tire
- Costco
- LifeLabs

Fitness & Entertainment

- GoodLife Fitness
- Anytime Fitness
- Cineplex Cinemas

Photo Gallery

Interior Photos

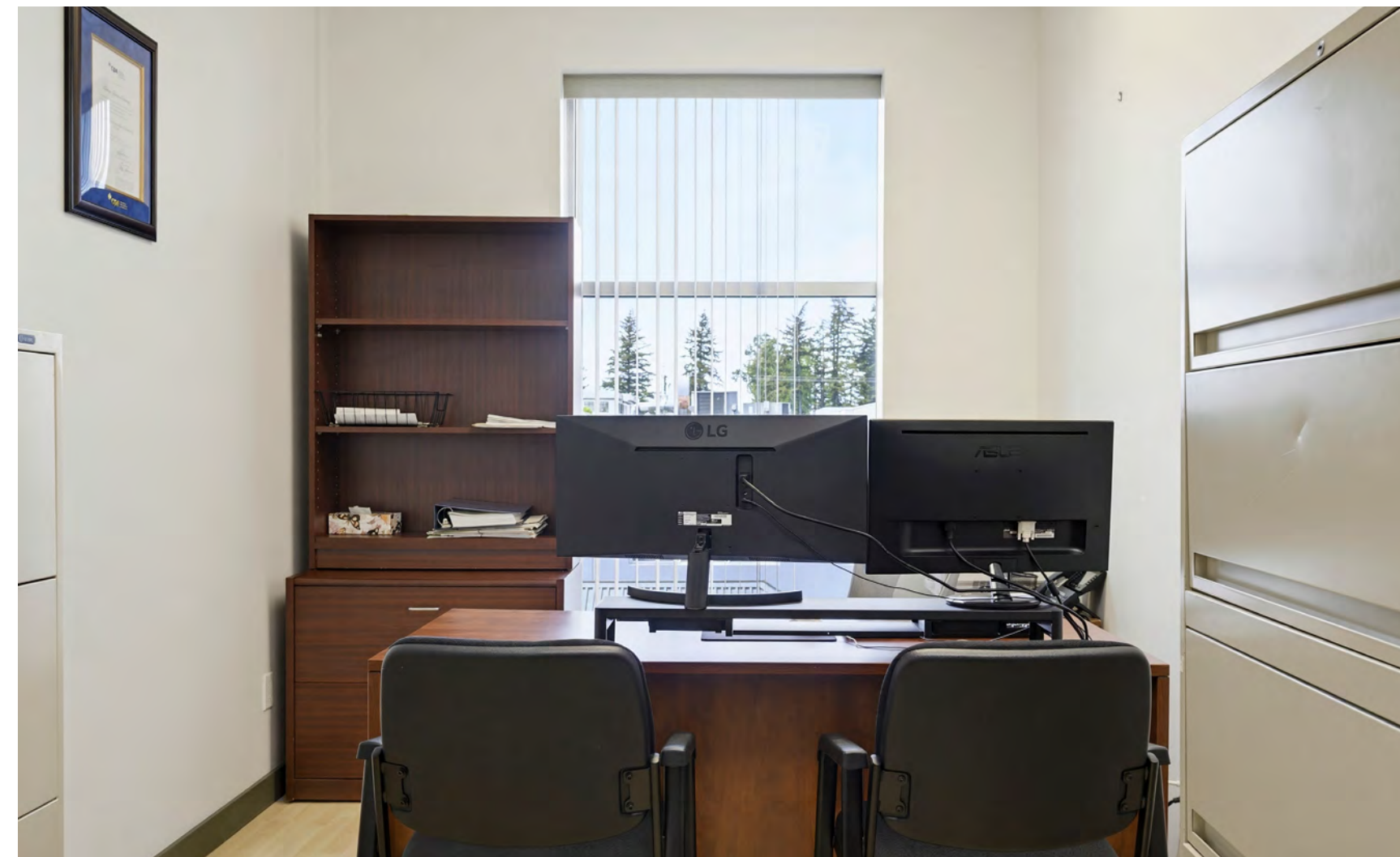


Photo Gallery

Exterior Photos





209 - 12877 76 Avenue, Surrey, BC

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