

**AVISON
YOUNG**

For Lease

**2nd Floor Office - 7168 Honeyman Street
Delta, BC**



Opportunity to lease 2,790 sf of improved second-floor office space in Tilbury

Bryn Cartwright

Associate Vice President

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2,790 sf industrial zoned commercial office space

2nd Floor Office - 7168 Honeyman Street
Delta, BC

Opportunity

Avison Young is pleased to present the opportunity to lease a 2,790 sf high-quality second floor office space located in Delta's highly desirable Tilbury industrial area.

The space features four (4) private offices, HVAC throughout office area, one (1) private washroom, kitchen area, and newly renovated showroom quality interior finishes. The functional layout is ideal for a variety of professional users, offering flexibility, privacy, and a turnkey environment.



Property details

OFFICE AREA

2,790 sf

ZONING

I2 (Medium Impact Industrial) permits a wide range of low to medium-impact industrial uses, including but not limited to manufacturing, storage, warehouse, wholesale, distribution, assembly, processing, and ancillary office.

ASKING LEASE RATE

\$18.50 psf, net


ADDITIONAL RENT


\$6.00 psf (2026 estimate)


AVAILABILITY


July 1, 2026

Key features


 Second-floor office space with newly renovated showroom finishes


 Four (4) private offices

 Kitchen / lunch room

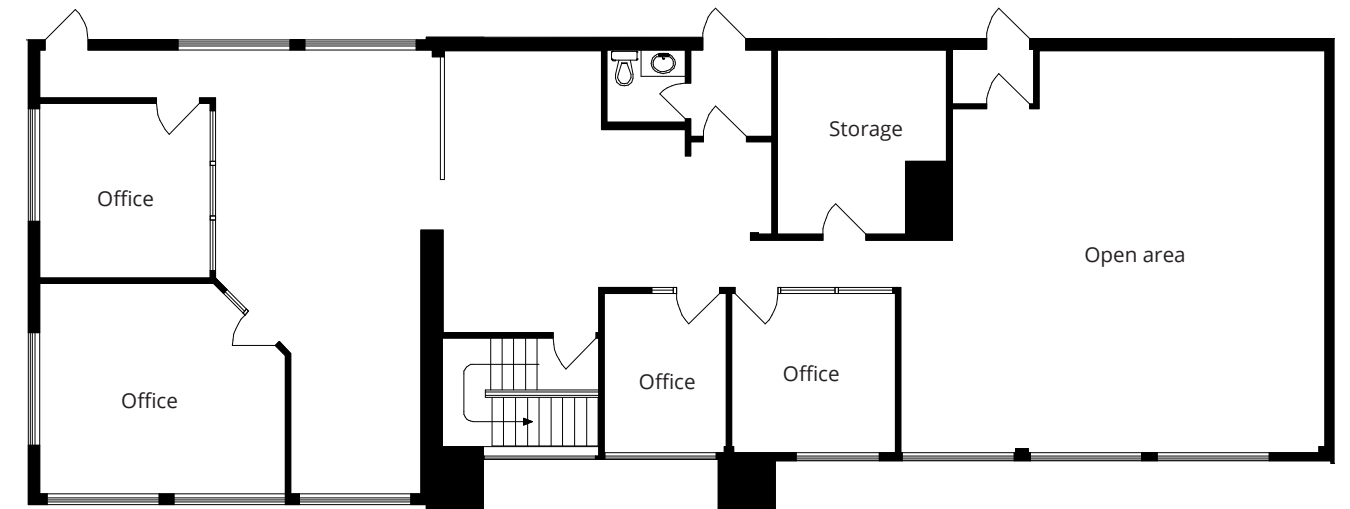
 Fully sprinklered

 HVAC throughout office area

 One (1) private washroom

 Ample on-site parking

Floorplan



SECOND FLOOR





LOCATION

The property is located on the east side of Honeyman Street in North Delta's highly regarded Tilbury industrial area.

This strategic location offers excellent connectivity to major transportation routes, including Highways 91 and 99, and is less than five minutes from the South Fraser Perimeter Road (Highway 17), providing direct access between Deltaport and the CN Intermodal Yards in Surrey.

DRIVE TIMES

Highway 17	4 minutes
Highway 99	7 minutes
Fraser Surrey Docks	18 minutes
Deltaport	21 minutes
YVR	20 minutes
Canada / US Border	25 minutes

Contact for more information

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