



**CUSHMAN &
WAKEFIELD**

FOR LEASE
13569 76TH AVENUE
SURREY, BC

742 SF SECOND FLOOR OFFICE SPACE



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LOCATION

Located in the Newton Town Centre, the subject property is close to numerous residential neighbourhoods and commercial amenities such as shopping and restaurants. The subject property has exposure to 76th Avenue and is easily accessible to 72nd Avenue, 76th Avenue, Scott Road, King George Boulevard, Highway 10 and the Alex Fraser Bridge.

ZONING

CD (By-Law No. 13399) zoning allows for a wide range of office uses.

PROPERTY FEATURES

- Concrete tilt-up construction
- 76th Avenue frontage
- Two (2) designated parking and visitor parking on site
- Fully sprinklered
- Elevator & stairwell access in main lobby
- Amenity room available for rent
- Easily accessible by public transit
- Enterphone & access control for mail access

PERMITTED USES

General business offices, insurance, engineering, architecture, technology applications, mortgage brokerage, accounting, medical and dental related offices.

Some uses that will NOT be considered: daycare/preschool, immigration/employment, physiotherapy, massage therapy, acupuncture, lawyer, church, real estate brokerage, tutoring schools, personal services.

AVAILABLE AREA

Unit 204

Approximately 742 SF of second floor office space

- Large windows for natural light
- Laminate flooring
- Dropped t-bar ceiling
- Fluorescent lighting
- Common area, private office & storage room
- Alarm system
- Common washrooms
- HVAC system

LEASE RATE

From approximately \$1,484.00 per month, plus GST.

ADDITIONAL RENT (2023)

Estimated at approximately \$614.13 per month, plus GST.

AVAILABILITY

March 1, 2023



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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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