CUSHMAN & WAKEFIELD

FOR LEASE

BUILDING ONE - NEWTON OMNIPLEX CENTER

7788 132ND STREET

SURREY, BC

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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 78th Avenue and is easily accessible to 132nd Street, 76th Avenue, 128th 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
- High exposure 132nd Street frontage
- Ample on-site parking, street parking also available
- Fully sprinklered
- Property is gated
- Easily accessible by public transit

AVAILABLE AREA

Units 107 & 108

Second Floor Air-conditioned office space 1,691 SF

- Two (2) large open plan offices
- New carpet and paint
- Dropped t-bar ceiling
- Fluorescent lighting
- One (1) washroom
- Abundance of windows, natural light

LEASE RATE

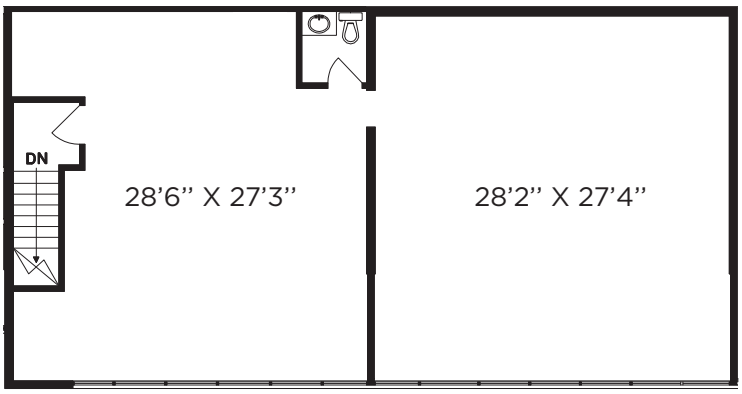
From $1,965.79 per month, net, plus GST

ADDITIONAL RENT (2026)

Approximately $941.32 per month, plus GST

AVAILABILITY

Immediate for a 3 year lease term or shorter



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