FOR LEASE

BUILDING THREE - NEWTON OMNIPLEX CENTER

13290 78TH AVENUE

SURREY, BC

1,740 SF 2ND FLOOR OFFICE

Kevin Volz
Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5851
kevin.volz@cushwake.com

Rick Dhanda
Personal Real Estate Corporation
Associate Vice President, Industrial
+1 604 640 5816
rick.dhanda@cushwake.com

Jot Mattu
Senior Associate, Industrial
+1 604 639 9352
jot.mattu@ca.cushwake.com

Andrew Green
Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5800
andrew.green@cushwake.com

700 West Georgia Street, Suite 700
Pacific Centre, PO Box 10023
Vancouver, BC V7Y 1A1
+1 604 683 3111
cushmanwakefield.ca

FOR LEASE

BUILDING THREE - NEWTON OMNIPLEX CENTER

13290 78TH AVENUE

SURREY, BC

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
- Ample on-site parking, street parking also available
- Fully sprinklered
- Easily accessible by public transit
- Professional property management in place
- Two (2) designated parking stalls

AVAILABLE AREA

Unit 391

1,740 SF of second floor office space with dedicated stairwell entry vestibule.

- HVAC System
- Two (2) 2-pc washrooms
- Lunchroom with kitchenette
- Carpeted office areas
- Dropped T-Bar ceilings
- Fluorescent lighting
- An abundance of windows
- Several private office & open plan
- Reception area

LEASE RATE

From $2,022.75 per month, net, plus GST

ADDITIONAL RENT (2026)

Approximately $968.60 per month, plus GST

AVAILABILITY

Immediate - up to a 3 year lease term

Kevin Volz
Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5851
kevin.volz@cushwake.com

Rick Dhanda
Personal Real Estate Corporation
Associate Vice President, Industrial
+1 604 640 5816
rick.dhanda@cushwake.com

Jot Mattu
Senior Associate, Industrial
+1 604 639 9352
jot.mattu@ca.cushwake.com

Andrew Green
Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5800
andrew.green@cushwake.com

700 West Georgia Street, Suite 1200
Pacific Centre, PO Box 10023
Vancouver, BC V7Y 1A1
+1 604 683 3111
cushmanwakefield.ca

©2026Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-166975-V4