



**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**  
**BUILDING THREE - NEWTON OMNIPLEX CENTER**  
**13290 78<sup>TH</sup> AVENUE**  
**SURREY, BC**

**1,838 SF 2ND FLOOR OFFICE**



**Kevin Volz**

Personal Real Estate Corporation  
Vice President, Industrial  
+1 604 640 5851  
[kevin.volz@cushwake.com](mailto:kevin.volz@cushwake.com)

**Rick Dhanda**

Personal Real Estate Corporation  
Associate Vice President, Industrial  
+1 604 640 5816  
[rick.dhanda@cushwake.com](mailto:rick.dhanda@cushwake.com)

**Jot Mattu**

Senior Associate, Industrial  
+1 604 639 9352  
[jot.mattu@ca.cushwake.com](mailto:jot.mattu@ca.cushwake.com)

**Andrew Green**

Personal Real Estate Corporation  
Vice President, Industrial  
+1 604 640 5800  
[andrew.green@cushwake.com](mailto: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](http://cushmanwakefield.ca)





**CUSHMAN &  
WAKEFIELD**

# FOR LEASE

## BUILDING THREE - NEWTON OMNIPLEX CENTER

### 13290 78<sup>TH</sup> 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

1,838 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 \$2,136.68 per month, net, plus GST

#### ADDITIONAL RENT (2026)

Approximately \$981.80 per month, plus GST

#### AVAILABILITY

Immediate for a minimum 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