



CUSHMAN &
WAKEFIELD

#408-7337

137TH STREET

SURREY, BC

4TH FLOOR, BLDG. 1 | 2,155 SF





PROPERTY OVERVIEW

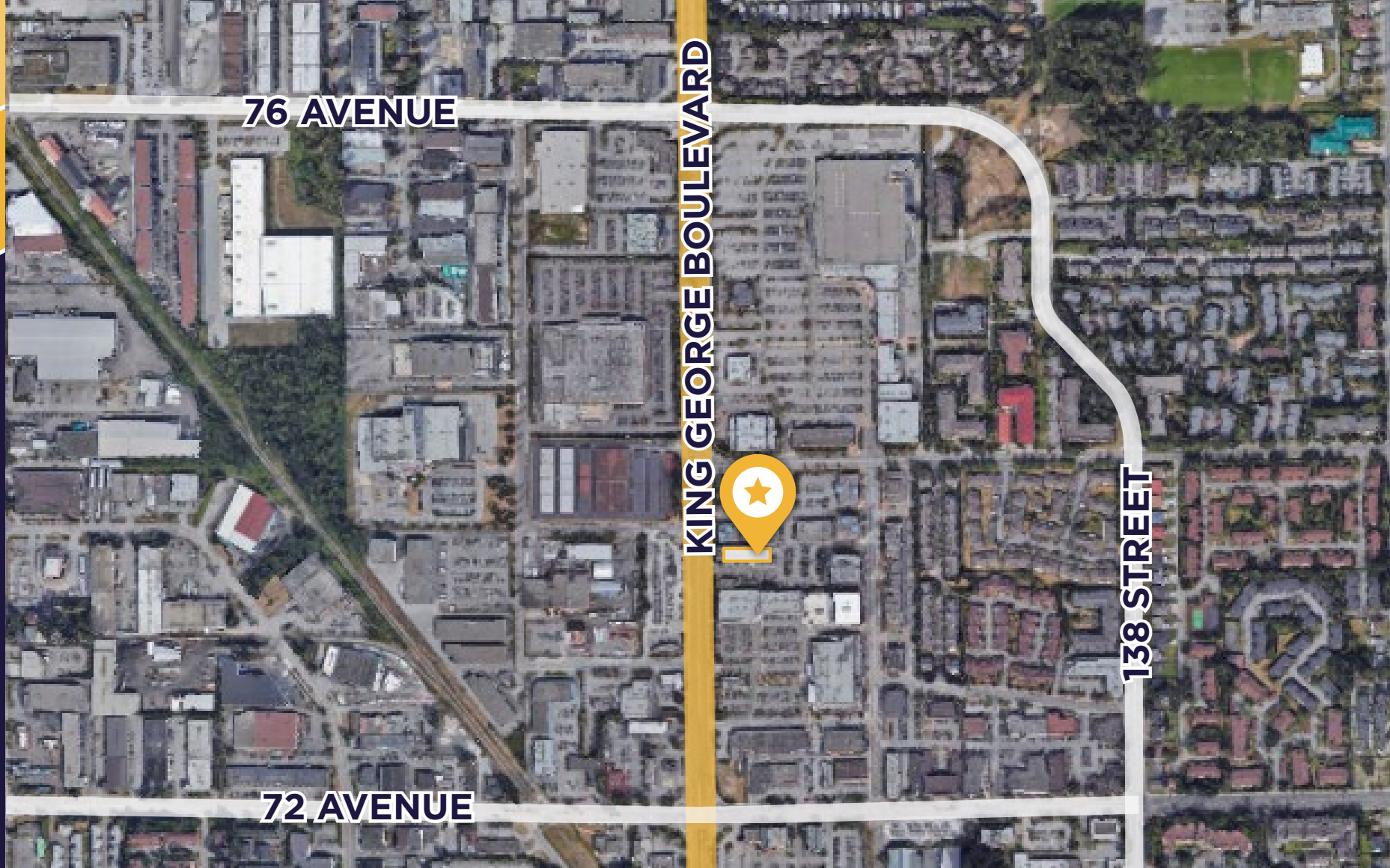
An excellent opportunity to lease professional office space in the Newton Landmark building, a highly recognized business hub in Surrey. Situated on the 4th floor of Building 1, this 2,155 SF well-appointed office space offers a modern and functional layout, ideal for professional services, corporate offices, and businesses seeking a strategic location.

This high-visibility location benefits from strong foot traffic, excellent transit access, and proximity to major retailers, restaurants, and services. The Newton Landmark is a well-established commercial hub, attracting a diverse mix of businesses and consumers. With modern amenities, ample parking, and a strategic location along one of Surrey's busiest streets, this space presents an outstanding opportunity for retail or service-oriented businesses.

HIGHLIGHTS

- Prime Office Space in the well-known Newton Landmark building
- 4th Floor location with excellent natural light and city views
- Flexible floor plan to accommodate a variety of business needs
- Ample on-site parking for tenants and visitors
- High-traffic location in the heart of the Newton business district surrounded by amenities, including retail, restaurants, and services

PROPERTY LOCATION



SALIENT DETAILS

- **Address:**
#408-7337 - 137th Street
- **Size:** 2,155 SF
- **Basic Rent:** Contact Listing Agent
- **Additional Rent:** \$12.50
- **Zoning:** Comprehensive Development (Bylaw 12645)
- **Availability:** March 31, 2025

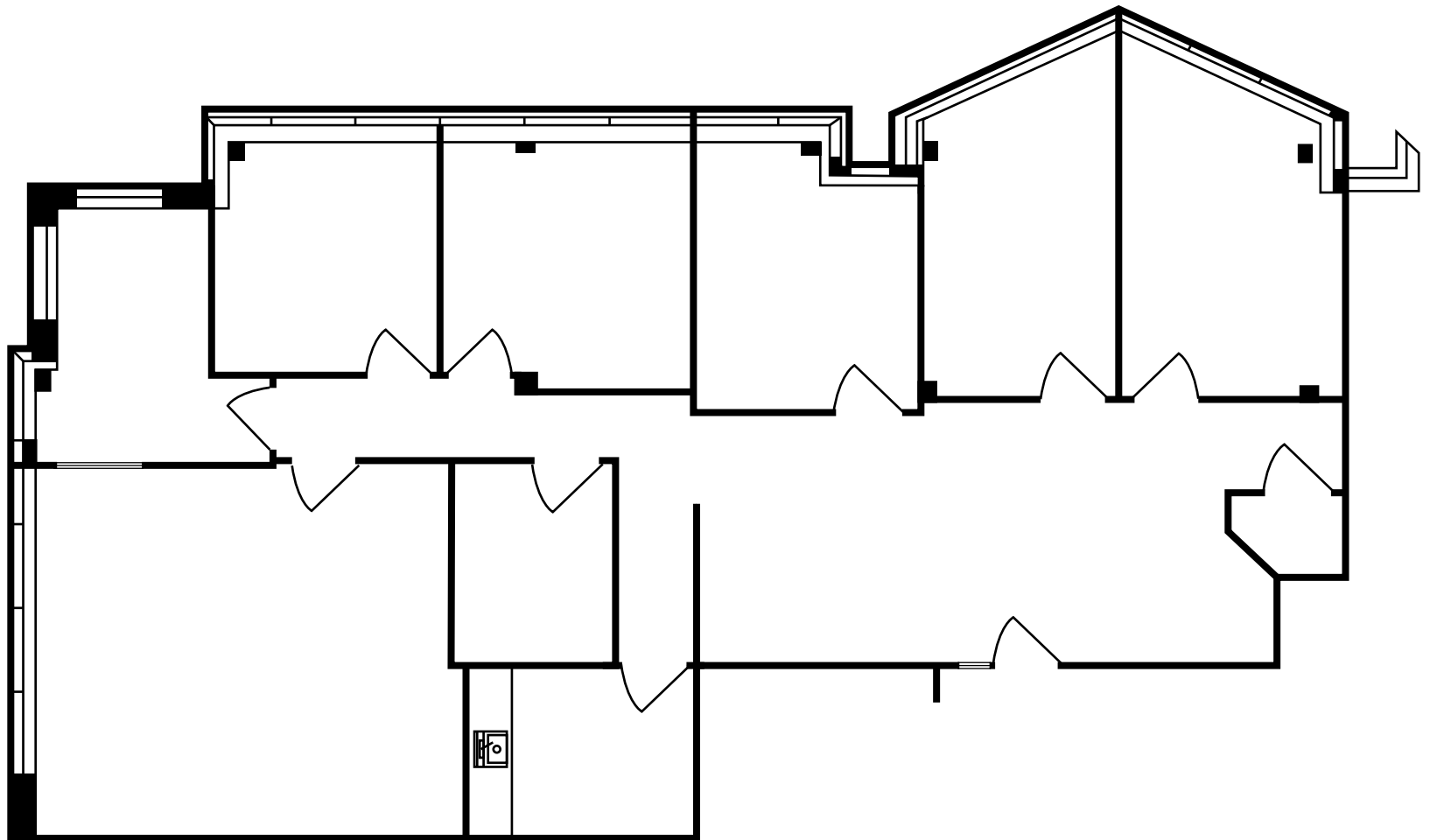
DEMOGRAPHICS

TRAFFIC COUNT: 43,875 Vehicles Per Day

	1KM	2KM
TOTAL POPULATION	14,048	131,203
AVERAGE HOUSEHOLD INCOME	\$99,097	\$130,615

4TH FLOOR | SUITE 408

2,155 SF





**FOR MORE INFORMATION,
PLEASE CONTACT:**

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