

# FOR LEASE UNIT 107-13569 76<sup>TH</sup> AVENUE SURREY, BC

MAIN FLOOR COMMERCIAL SPACE



**Kevin Volz**

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





## 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.

## PROPERTY FEATURES

- Concrete tilt-up construction
- 76th Avenue frontage
- Two (2) designated parking and visitor parking on site
- Fully sprinklered
- Easily accessible by public transit
- Enterphone & access control for mail access

## PERMITTED USES

General business offices, insurance, engineering, architecture, technology applications, law offices, tutoring schools, real estate brokerage, mortgage brokerage, accounting, medical and dental related offices and personal services.

Some uses that will NOT be considered: daycare/ preschool, immigration/employment, physiotherapy, massage therapy, acupuncture, beauty salons, church, cannabis, tattoo, restaurant/take out.

## AVAILABLE AREA

107 - 1,414 SF ground floor commercial space

- Large windows
- Dropped t-bar flooring
- Fluorescent lighting
- One washroom
- HVAC system throughout
- Security system

## ZONING

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

## LEASE RATE

From \$24.00 PSF, net, per annum, plus GST

## ADDITIONAL RENT (2025)

Estimated at approximately \$8.50 PSF, per annum, plus GST

## AVAILABILITY

30 days notice



## Kevin Volz

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

©2025 Cushman & 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.