

FOR LEASE

13569 76TH AVENUE

SURREY, BC

740 SF 2ND FLOOR OFFICE



KEVIN VOLZ
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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.

ZONING

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

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 (elevator, mail and common mens' and womens' washrooms)

PERMITTED USES

General business offices, insurance, engineering, architecture, technology applications, law offices, tutoring schools, church, community gatherings, 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, cannabis, tattooing, restaurant/take out.

AVAILABLE AREA

Unit 205

Second Floor Office Space 740 SF

- Lots of window glazing
- Carpet
- Dropped t-bar flooring
- Fluorescent lighting
- Mostly open plan space
- Dedicated HVAC system

LEASE RATE

From \$1,480.00 per month, net, plus GST

ADDITIONAL RENT (2026)

Estimated at approximately \$555.00 per month, plus GST

AVAILABILITY

April 1, 2026



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