

13,500 SF FOR LEASE

CBRE



13855 68th Avenue
SURREY BC



Property Overview

Offered on an as-is, where-is basis, the premises are partially improved, with the balance in cold shell condition. This provides flexibility for users seeking a combination of functional space and customization potential. Landlord is open to a wide range of uses with a preference to groups that benefit the senior residence above. A discounted rental rate is available, presenting a cost-effective opportunity for tenants requiring storage, overflow space, or operational support use.

13,500
AREA (SQ. FT)

\$20.00
GROSS RENT

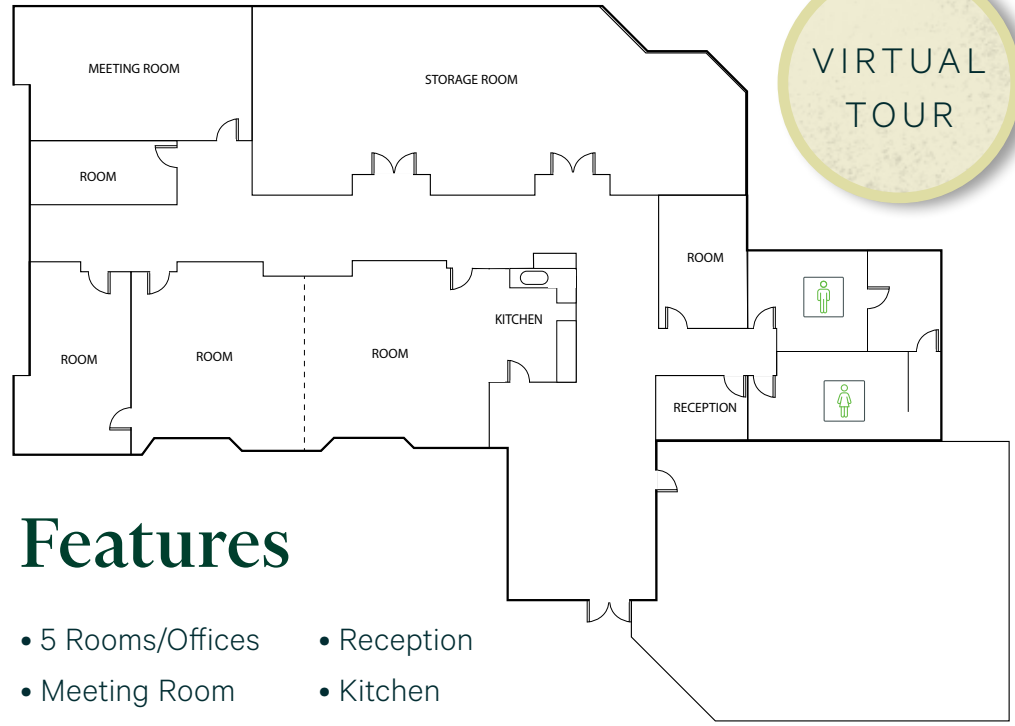
RMS-2
ZONING 

COST-EFFECTIVE
MULTI-FUNCTIONAL





Not to scale

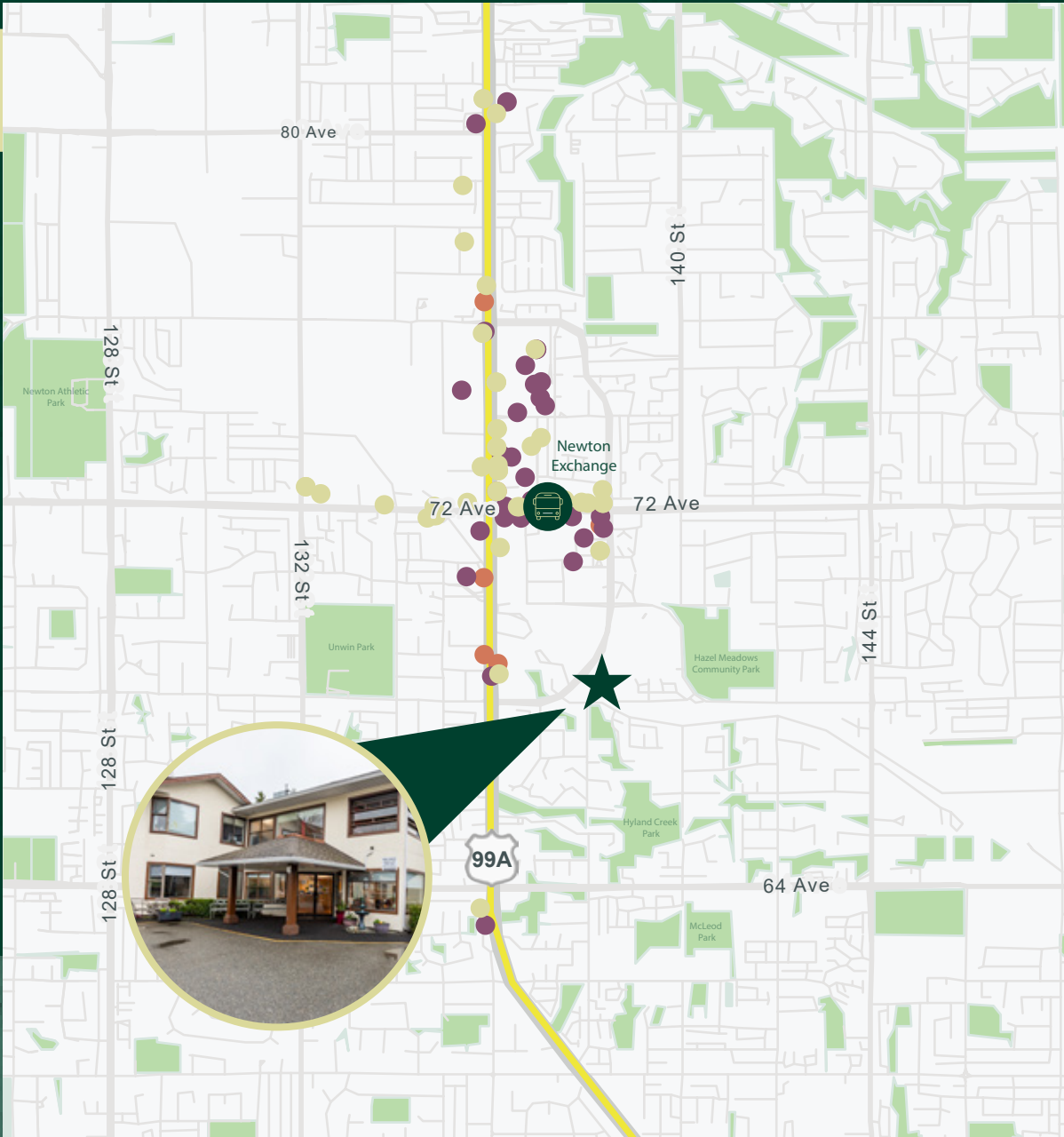


Features

- 5 Rooms/Offices
- Meeting Room
- Storage Room
- Reception
- Kitchen
- Changing Rooms



Location



NEARBY AMENITIES INCLUDE:

- **CAFES/RESTAURANTS**
 - Starbucks
 - Tim Hortons
 - The Creek Corner
 - The Taste of Himalayas
 - Cactus Club Cafe
- **FITNESS**
 - Newton Recreation Centre
 - Planet Fitness
 - Club 16
 - Anytime Fitness
 - F45 Training Newton
- **RETAIL**
 - Save-Ons
 - Cost-Co
 - Chalo FreshCo
 - Canadian Tire
 - Safeway
 - Newton Town Centre
 - Newton Square Mall
 - Strawberry Hill Shopping Centre
 - Panorama Village
 - Scottsdale Centre

Located on 68 Avenue with fast access via King George Blvd, 64 Ave, Hwy 10 and Hwy 99; minutes to amenity-rich 72 Avenue.



NEWTON EXCHANGE

Direct access to Newton Exchange, linking Surrey with Metro Vancouver by regional transit.



DRIVE TIMES

Downtown Surrey: 16 MIN
Canada - USA Border: 30 MIN

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