

**215 - 12992 76 AVENUE, SURREY**

**TURNKEY PROFESSIONAL OFFICE IN THE HEART OF NEWTON**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

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## OVERVIEW

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Professionally built out 1,237 sq. ft. office unit offers a turnkey workspace in the heart of Newton near King George Boulevard and 76th Avenue. The space features six private offices, a conference room, workstations, reception area, full kitchen, high ceilings, natural light, balcony, and central heating/air conditioning. The building is professionally managed with updated common areas, on site gym facilities, elevator access, wheelchair accessibility, and four dedicated parking stalls at the front door. Ideal for medical, legal, accounting, engineering, and other professional users. Available January 1st, 2026.

## KEY FEATURES

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Prime Newton location



Turnkey professional office space



4 dedicated parking stalls



Flexible layout



6 private offices, a conference room, workstations, reception area, full kitchen,



High ceilings and lots of natural light and access to the balcony



Central heating/air conditioning

## SALIENT FACTS

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### SIZE

+/- 1,237 SQFT

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### PARKING

4 Stalls

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### ZONING

IB

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### BASIC RENT

\$30.00/FT

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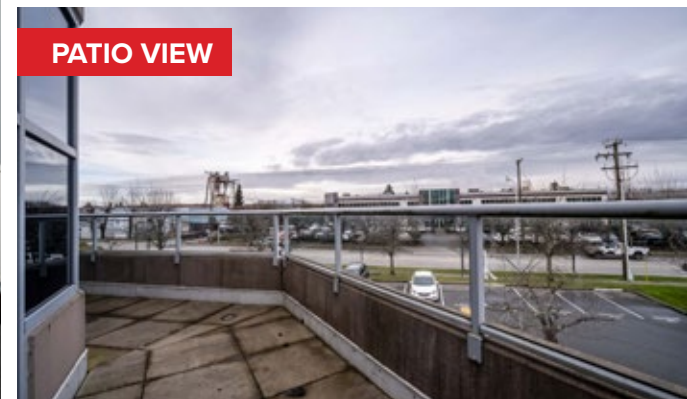
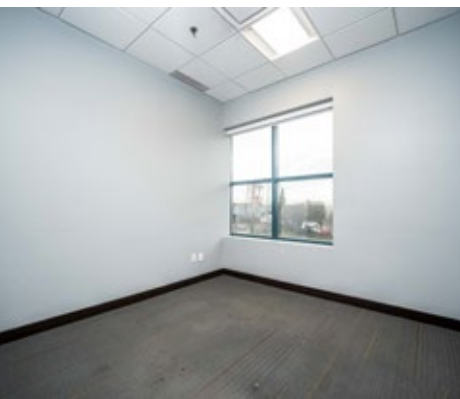
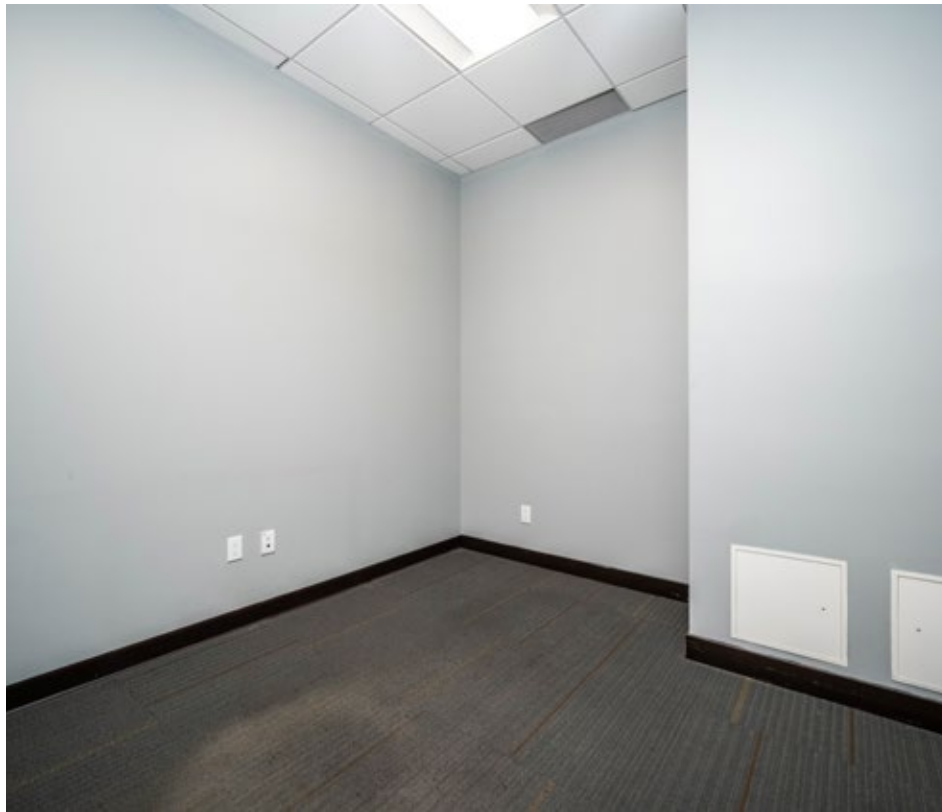
### ADDITIONAL RENT

\$12.50/FT

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### MONTHLY RENT

\$4,381.04 + GST





## LOCATION

Located in the heart of Newton, this office enjoys exceptional accessibility and everyday convenience for both staff and clients. Positioned just off King George Boulevard near 76th Avenue, the property benefits from quick connections to major routes, including Highway 10, 91, and 99, as well as reliable nearby transit service. The surrounding area offers a full range of amenities restaurants, cafés, retail, fitness, professional services, and essential suppliers all within minutes. Newton’s growing commercial district makes this an attractive location for professional tenants wanting high visibility, strong traffic flow, and a central Surrey address.

## FOR MORE INFORMATION CONTACT

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## DRIVE TIME



- Newton Exchange ----- 6 Mins
- Kwantlen Polytechnic University --7 Mins
- King George Blvd Station -----13 Mins
- Surrey City Centre -----15 Mins
- New Westminster ----- 24 Mins
- Burnaby ----- 36 Mins
- Downtown Vancouver ----- 56 Mins