



# FOR LEASE

THE OFFICES AT THE CENTRE OF NEWTON  
UNIT #404D  
7327 137<sup>th</sup> Street, Surrey, BC



**AVAILABLE NOW!**

Value Property Group  
(604) 606-7016  
info@valueindustries.com



SCAN ME

400 – 1245 W. Broadway  
Vancouver, BC V6H 1G7  
www.ValueGroupProperties.com

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Unit #404D, 7327 137<sup>th</sup> Street  
Surrey, BC

## OPPORTUNITY

This 45,000 square foot mixed use office/retail building has been certified LEED® (Leadership in Energy and Environmental Design) 2014 Core and Shell Platinum. The building uses ground source heating and cooling to provide unmatched efficiency with operating costs approximately 47% lower than ordinary heating and air-conditioning systems.

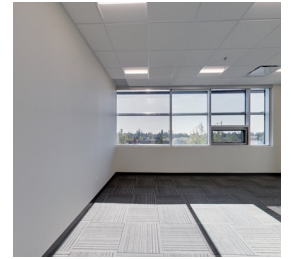
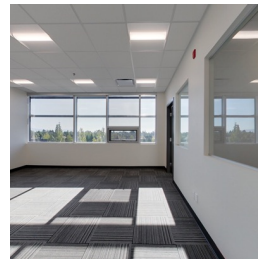
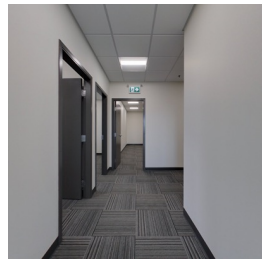
The Offices at the Centre of Newton building is located in the heart of Newton. Located within walking distance from the Newton Bus Exchange and King George Boulevard, the Property is easily accessible by car and transit. Secured tenant parking and ample client parking. Adjacent to Save-On Foods, Shoppers Drug Mart.

## HIGHLIGHTS

- Secured tenant parking (172 stalls in total)
- 6 electric vehicle car charging stations located underground
- Security cameras in common areas
- 7 secured bike/gear lockers with shower room

## UNIT DETAILS

- 874 sq. ft.
- 2+ offices
- \$3,250 gross/mo. (year 1)
- Available February 1<sup>st</sup>



## CHECK OUT OUR VIDEO TOUR!

<https://tours.pixlworks.com/404d-7327-137-st-surrey>

Note: Pre-Construction Pricing offers valid until May 15, 2020. The landlord has provided this information as a courtesy only and assumes no liability for its accuracy. All figures should be verified before relying on them. Rates subject to change.

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