

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**  
\*Per Square Foot

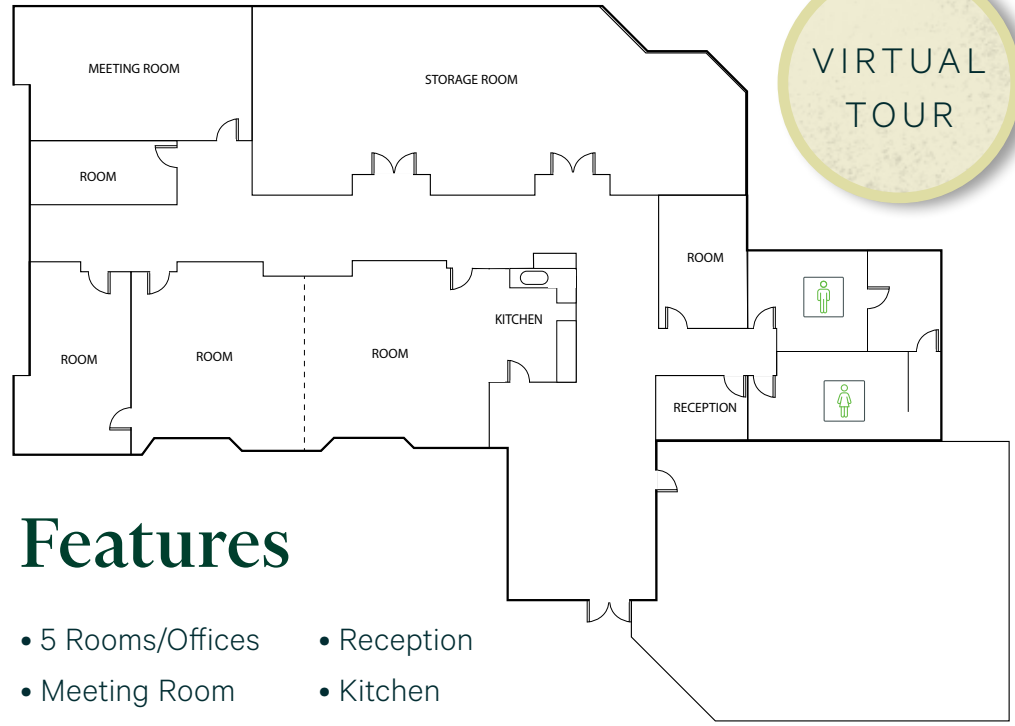
RMS-2  
**ZONING** 

COST-EFFECTIVE  
MULTI-FUNCTIONAL





Not to scale

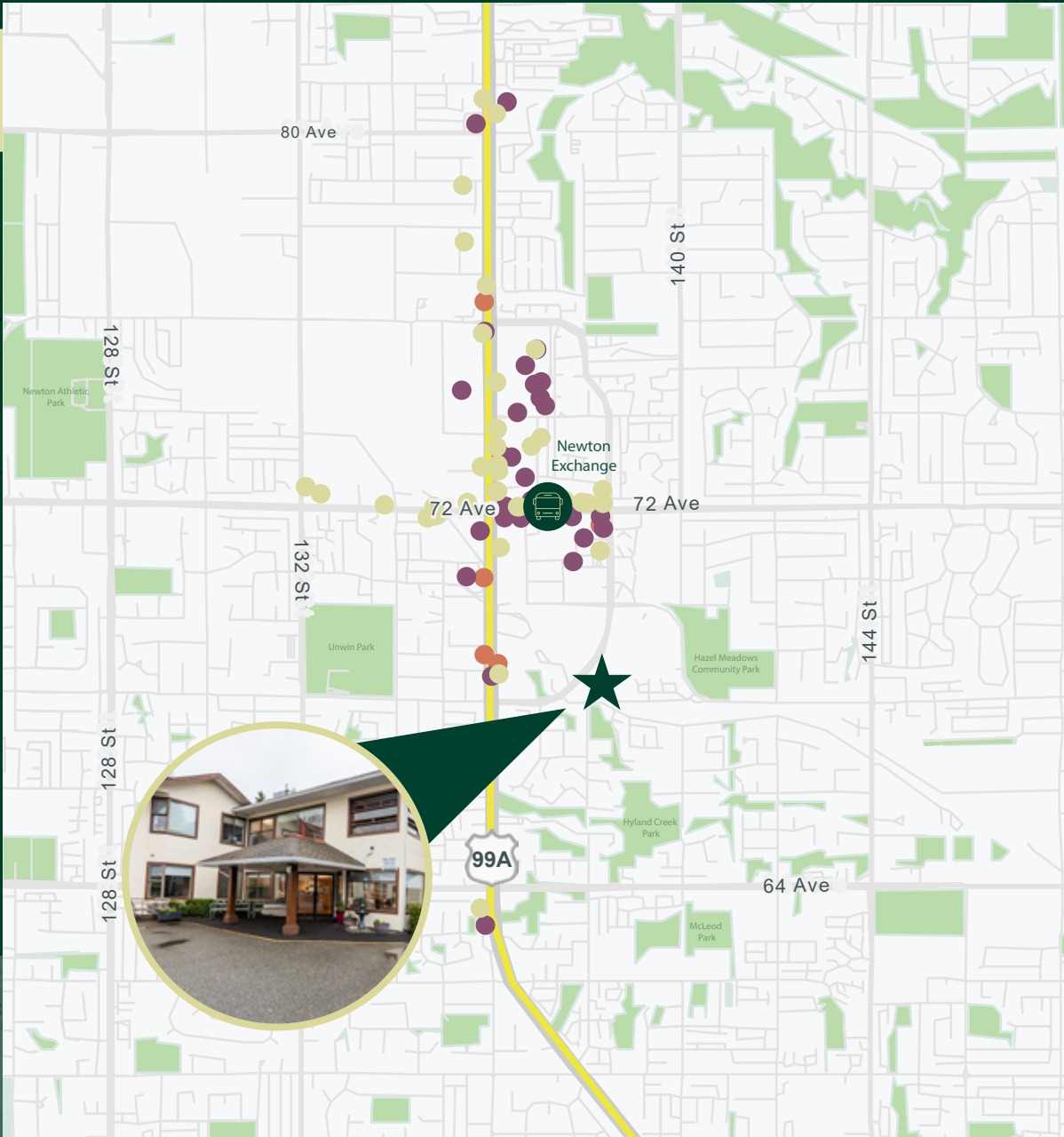


## Features

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



# Location



**NEARBY AMENITIES INCLUDE:**

**CAFES/RESTAURANTS**

- Starbucks
- Tim Hortons
- The Greek 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

**Luke Gibson**

Personal Real Estate Corporation

Senior Vice President  
Advisory and Transaction Services  
604 604 5142  
luke.gibson@cbre.com

**Michael White**

Vice President  
Advisory and Transaction Services  
604 662 5120  
michael.rm.white@cbre.com

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth. Properties and details may change or be withdrawn without notice. Some content may have been generated in whole or in part using generative AI (Artificial Intelligence).