



PROPERTY
GROUP

FOR LEASE

LEED® Platinum Office and Retail
Building in the Fraser Valley



#204 - 7327 137 STREET, SURREY

For further information, please contact:

Value Property Group
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Unit #204, 7327 137 STREET, SURREY

OPPORTUNITY

This 45,000 square foot mixed use office/retail building has been certified LEED® (Leadership in Energy and Environmental Design) 2009 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.

HIGHLIGHTS

- Excellent exposure and great natural lighting
- Secured tenant parking and ample client parking
- Fully built handicap bathroom
- 200 amp / 3 phase power
- 13' clear ceiling height
- Tenant Improvement Allowances available
- Potential for 16' x 16' patio space

AVAILABILITY

Unit 204 – 994 square feet available

LOCATION

The Offices at 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.

PARKING

The site features 172 parking stalls, with a portion which are 24 hour secured.

ASKING LEASE RATE

\$40.00 per SF

ADDITIONAL RENT (2018)

\$12.70 per SF (excluding 5% gross management fee)



Note: 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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