



PROPERTY  
GROUP

# FOR LEASE

ecoNewton's premier LEED® Platinum  
Office and Retail Building



## THE OFFICES AT NEWTON - 7327 137 STREET, SURREY

For further information, please contact:

Value Property Group  
(604) 606-7001  
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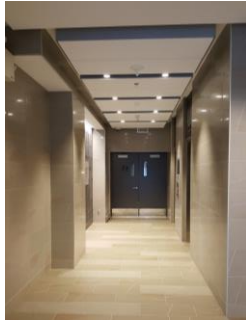
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# ecoNewton's premier LEED® Platinum Office and Retail Building

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. 12,000 sf of Retail and 33,000 sf of Office opportunities are available. 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

- 7 secured bike lockers, lockers for rider's gear and shower rooms
- Secured tenant parking
- High performance windows
- Low flow faucets and shower heads
- 19 security cameras in the common areas
- Tenant Improvement Allowances

## ZONING

CD - Comprehensive Development

Retail on the main and podium level with additional floors catering to office uses.

## LOCATION

The Offices at Newton Building is located in the heart of Newton. Newton is set to become an international hub for clean-tech innovation, referred to as EcoNewton. The property is the only LEED Platinum building in Newton, and would be suitable for tech companies looking to join the EcoNewton initiative.

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 31 exterior on podium level and 141 underground stalls, a portion which are 24 hour secured. There are also 6 electric vehicle car charging stations located underground.

## ASKING LEASE RATE

Contact us for more information on lease rates

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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