

201/202 6678 152 STREET, SURREY

TURN KEY OFFICE SPACE WITH 4 DESIGNATED PARKING STALLS

**FOR
SALE**

3 TO 5 YEAR LEASE TO OWN OPTIONS AVAILABLE

PRICE REDUCTION



WILLIAM | WRIGHT

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 Turn Key Office Space

 Modern Finishes

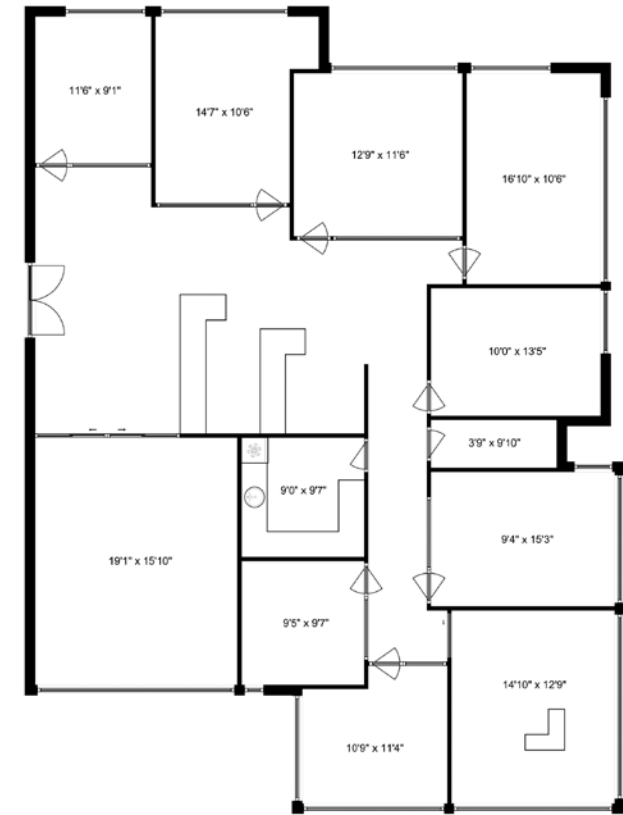
 Ample Parking

 Amenity Rich Location

OVERVIEW

Welcome to Hyland Square, a premier contemporary development located in the heart of Surrey. This 2,552 square foot state-of-the-art office space boasts high-end finishes and amenities, offering a professional and sophisticated environment for businesses seeking to establish or expand their presence.

Strategically situated in a prime location, this office unit is surrounded by a variety of amenities and benefits from excellent connectivity, making it an ideal choice for discerning professionals. The space features a stunning boardroom, a fully-equipped kitchenette, efficiently designed office rooms, and reserved covered parking. This turn-key office comes fully furnished, ensuring a seamless transition for your business operations.



Size	± 2,552 SQFT
Parking	4 Designated Stalls
Zoning	CD
Property Taxes	\$27,628
PID	030-523-788 / 030-523-796
Legal Description	STRATA LOT 17-18, PLAN EPS4284, SECTION 14, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Price	\$2,386,120.00

The sellers are open to leasing back up to three cabins at market rates, providing flexibility for buyers who prefer immediate rental income.

Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



LOCATION

Situated along 152nd Street, Hyland Square is one of the most central Business Parks located in Surrey. Its convenient location provides easy access to the Lower Mainland via major highways and arterial roads. The space makes it easy for your clients, customers, and workforce to get to you. With the completion of the future Surrey Langley SkyTrain extension in 2028, including a station at 152nd Street/Fraser Highway, Hyland Square will be one of the most accessible industrial developments in the area.

FOR MORE INFORMATION CONTACT

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