

#240 - 5660 176A STREET, SURREY

PRIME OFFICE SPACE IN THE BUSTLING HEART OF CLOVERDALE

**FOR
LEASE**



WILLIAM | WRIGHT

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OVERVIEW

This prime second floor 668 square foot office space boasts high visibility and is nestled in the bustling heart of Cloverdale, a thriving community known for its strong sense of togetherness and expanding population.

Positioned on a busy street, the property benefits from significant foot traffic and outstanding visibility, making it perfect for a wide range professional and office uses.



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**SECOND FLOOR
OFFICE SPACE**



**HIGH
VISIBILITY**



**LOCATED IN THE
HEART OF CLOVERDALE**



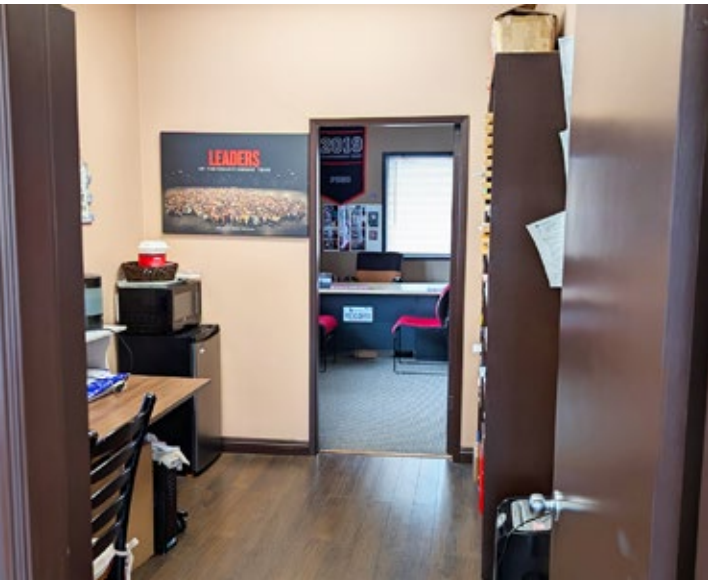
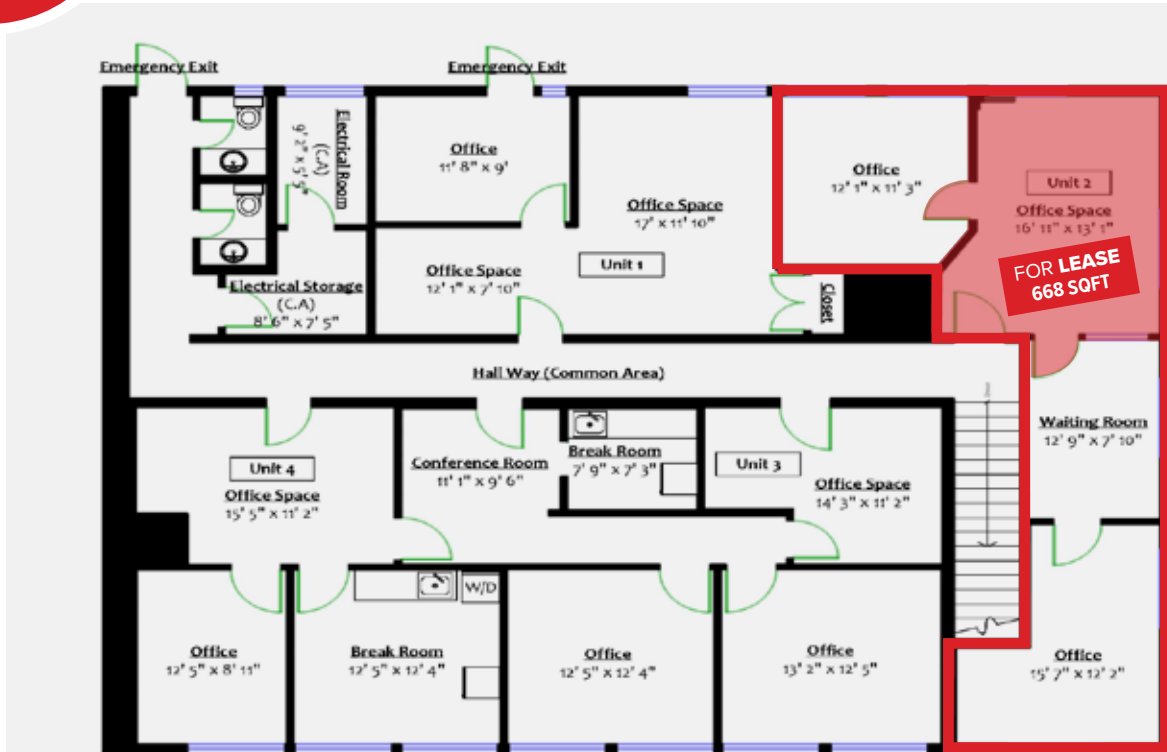
**LOW
MONTHLY RENT**

SALIENT FACTS

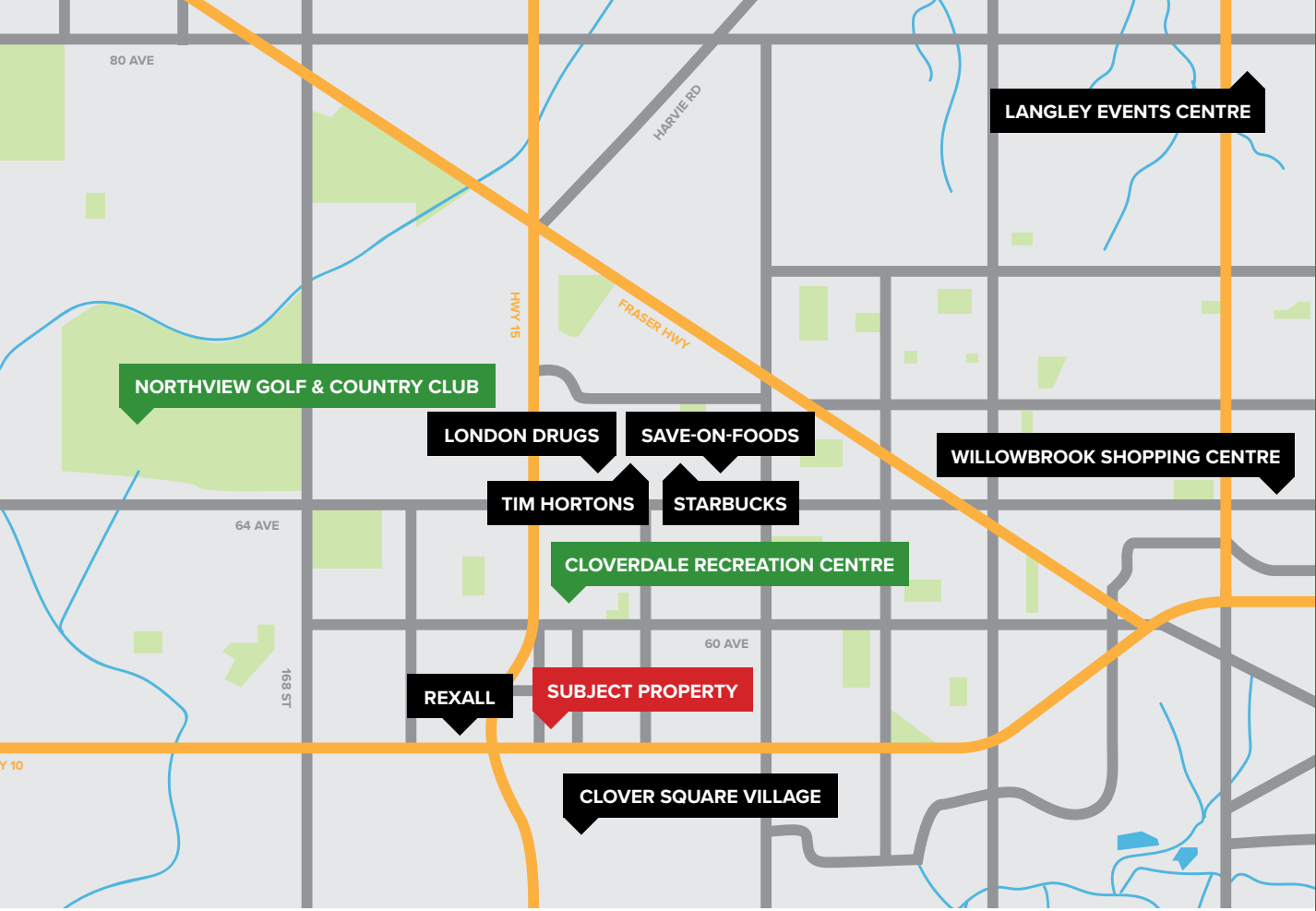
LEASABLE SIZE	+/- 668 SQFT
ZONING	C15
BASIC RENT	\$25.00/FT
ADDITIONAL RENT	\$12.70/FT
MONTHLY RENT	\$2,098.64 + GST



Positioned on a busy street, the property benefits from significant foot traffic and outstanding visibility.



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



LOCATION

This area has a Walk Score of 90 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

This location is in Surrey. Nearby parks include Greenaway Park, Cloverdale Ball Park and Claude Harvey Park.

Cloverdale is the historic centre of Surrey, reflected in its unique western and railroad character. It is home to one of Surrey's most recognizable main streets as well as the Museum of Surrey, Surrey Archives, and many unique heritage buildings.

While the preserved historic character of Cloverdale can be reflected throughout the town centre, Cloverdale has grown into a busy hub of commercial activity due in large part to its strategic location and connections to the railway.

DRIVING DISTANCE	MINUTES
Surrey Centre	12
Fraser Highway, Langley	17
Lougheed Highway	19
Burnaby	27
Downtown Vancouver	43

90
WALKER'S
PARADISE

82
VERY
BIKEABLE

FOR MORE INFORMATION CONTACT

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