

FOR LEASE

Cloverdale Professional Centre

6525 – 177B Street, Surrey, B.C.

565 SF TURNKEY CAFÉ OPPORTUNITY

MOVE-IN READY END-CAP CAFÉ SPACE WITHIN
A 100% LEASED PROFESSIONAL CENTRE



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 **END-CAP EXPOSURE** – prime visibility at the entrance to the site

 **TURNKEY BUILD-OUT** – existing café improvements in place

 **FULLY LEASED CENTRE** – established built-in customer base

OPPORTUNITY OVERVIEW

A rare opportunity to step into a fully fixtured café space within a 100% leased professional centre in the heart of Cloverdale. This 565 SF end-cap unit is move-in ready, offering an efficient layout, existing café improvements, and prime exposure at the entrance to the building.

Surrounded by a strong daytime population of office and professional users, the Subject Premises is ideally positioned for a café operator or complementary food and beverage concept looking to capitalize on an established customer base from day one. The space benefits from a turnkey build-out, low overhead, and immediate occupancy – making it one of the most cost-effective entry points for a new or expanding café operator in the Cloverdale trade area.



SALIENT DETAILS

Address: Unit 4, 6525 – 177B Street, Surrey, B.C.

Available Area: 565 SF (end-cap unit)

Gross Building Area: 33,633 SF

Site Area: 1 Acre

Rental Rate: Contact Listing Agents

Additional Rent: \$10.77 PSF (est. 2026)
Property Tax \$5.53 + CAM \$5.24

Parking Ratio: 1.9 stalls per 1,000 SF

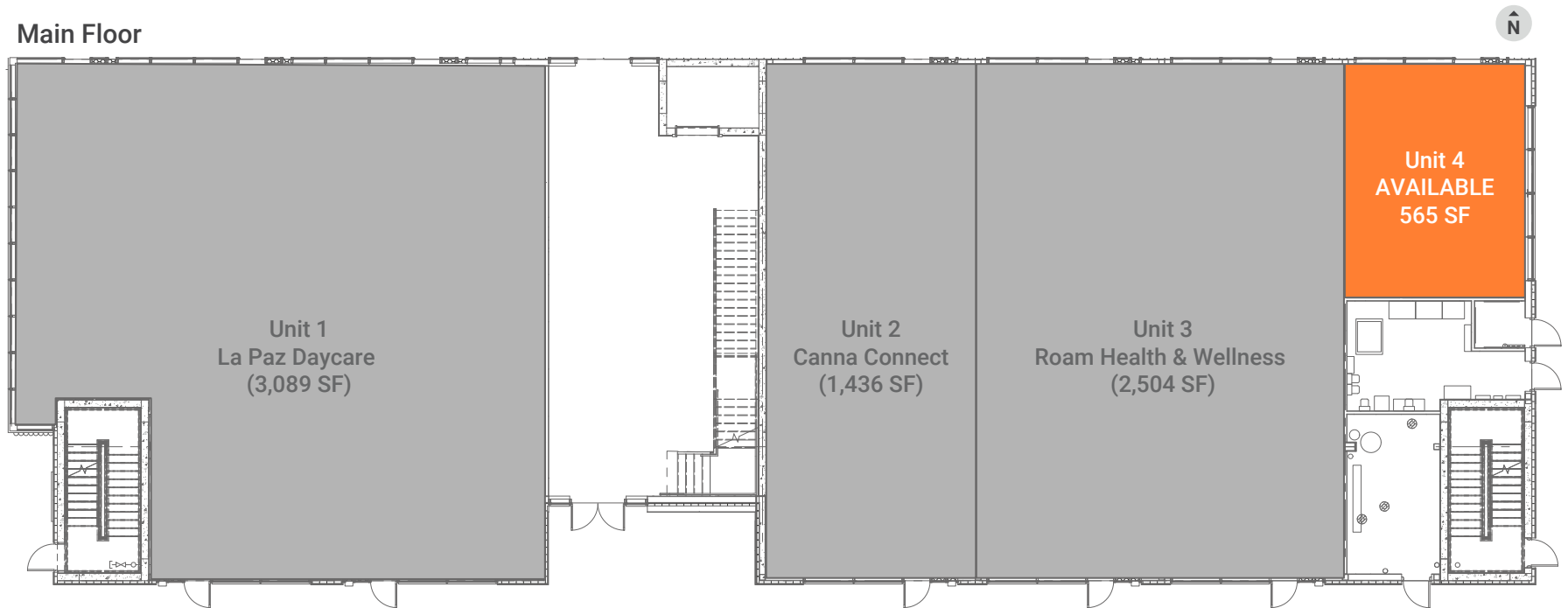
Timing: Immediate

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FLOOR PLAN

Main Floor



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KEY FEATURES



Turnkey Café Space – existing improvements in place



Last Available Unit – proven location with consistent traffic



End-Cap Location – strong visibility and exposure at site entrance



Built-In Customer Base – surrounding office tenants drive daily foot traffic



Efficient 565 SF Layout – low overhead, high functionality



Immediate Occupancy – no construction delays, no fixturing period



100% Leased Centre – stable co-tenancy with daycare, wellness, and professional uses

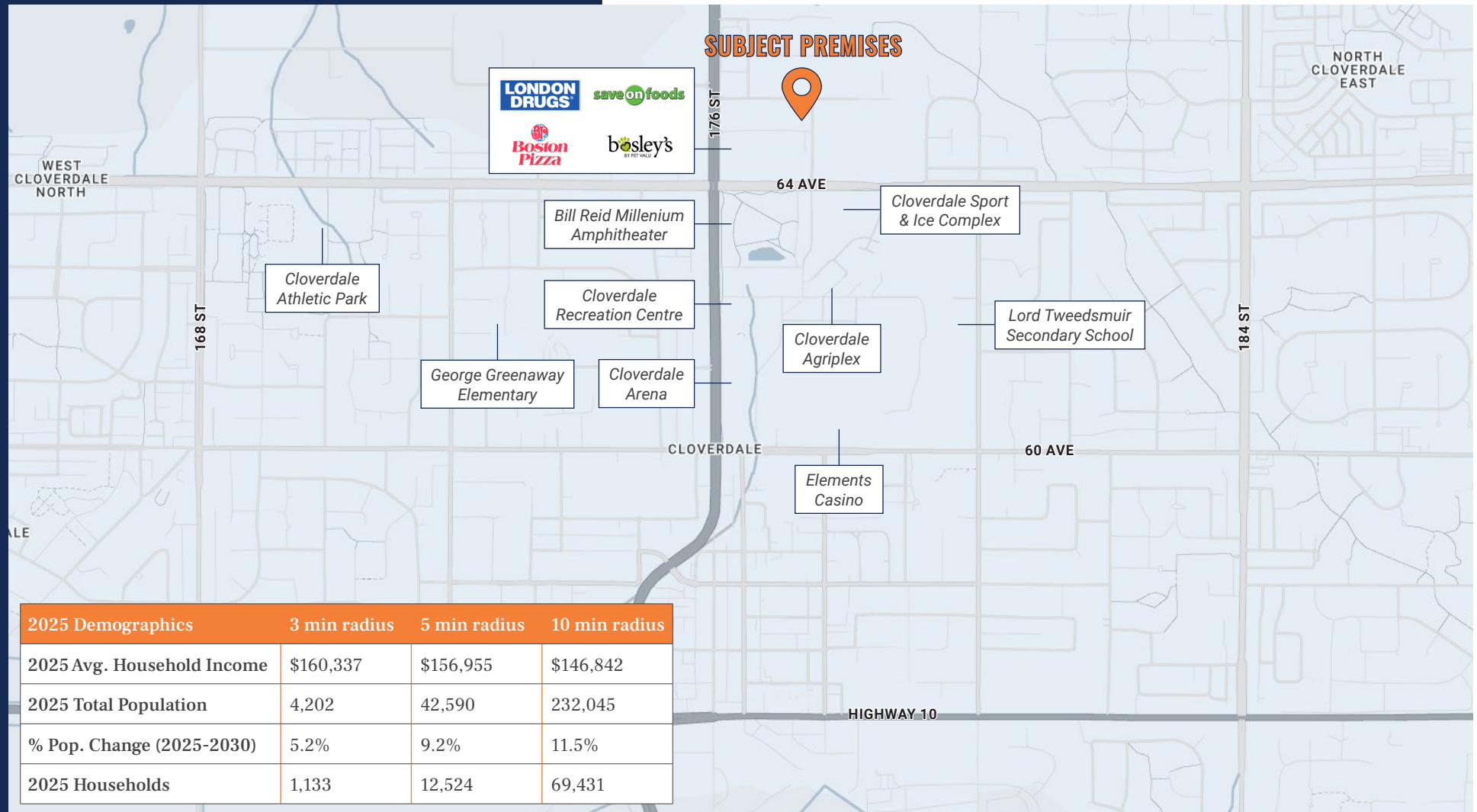
PREMISES PHOTOS



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LOCATION OVERVIEW



LISTING AGENTS

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