

FOR SALE

HYLAND SQUARE

#204 & 205 - 6678 152 Street, Surrey, BC

—
Turn Key Strata Office Space



Vic Sandhar*

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Macdonald Commercial Real Estate Services Ltd. | * Personal Real Estate Corporation

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— member of —

CORFAC
INTERNATIONAL

HYLAND SQUARE

PROPERTY DETAILS

ADDRESS

#204 & 205 - 6678 152 Street Surrey, BC

LEGAL DESCRIPTION

STRATA LOTS 20 & 21 SECTION 14
TOWNSHIP 2 NEW WESTMINSTER
DISTRICT STRATA PLAN EPS4284

PIDS

030-523-818 & 030-523-826

ZONING

Comprehensive Development (CD)

PROPERTY TYPE	BUILDING SIZE
Office	1,680 SF

BUILDING CLASS	YEAR BUILT
Class A	2018

2026 ASSESSED VALUE

\$1,619,000

PROPERTY TAXES (2025)

\$14,753.92 (combined)

STRATA FEES (2026)

\$1,245.61/month (combined)

ASKING PRICE

\$1,537,200 (\$915/SF)

OPPORTUNITY

An exceptional opportunity to acquire premium turnkey strata office space at Hyland Square, a well-maintained professional office development ideally positioned in Surrey's highly desirable East Newton / Sullivan neighbourhood.

Located on the second floor with convenient elevator access, Units 204 & 205 – 6678 152 Street offer a combined 1,680 square feet of efficiently designed office space featuring 10 private offices, a boardroom, kitchenette, and a welcoming reception area.

With abundant on-site parking and a functional layout suited to a wide range of professional users, this offering presents an outstanding opportunity for owner-users and investors seeking a polished, move-in-ready office asset in one of Surrey's fastest-growing business corridors.

LOCATION OVERVIEW

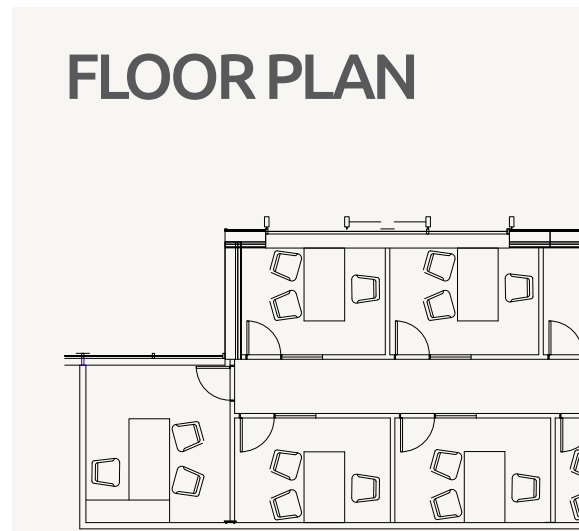
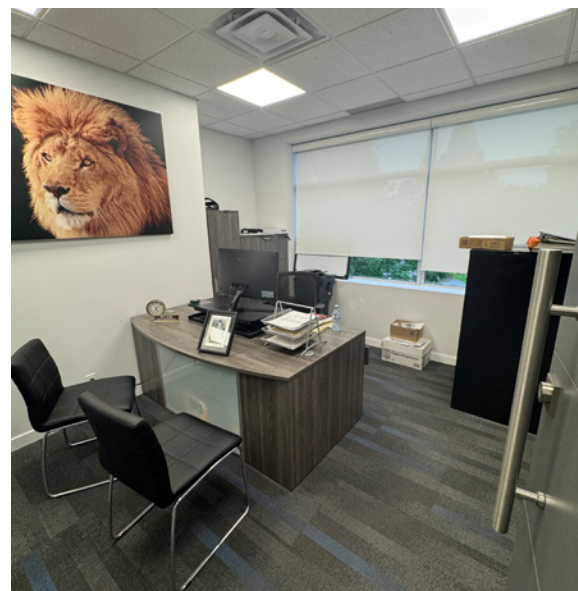
Hyland Square is strategically located at the intersection of 66 Avenue and 152 Street in Surrey's thriving East Newton / Sullivan neighbourhood—one of the city's fastest-growing commercial and residential corridors.

Positioned directly on 152 Street, the property offers exceptional connectivity to major transportation routes including Highway 10, Fraser Highway, King George Boulevard, and Highway 99, providing efficient access throughout Surrey, Langley, and the broader Lower Mainland.

Public transit is highly accessible, with bus service directly in front of the development. The future Surrey–Langley SkyTrain Extension, including the nearby 152 Street Station, will further enhance long-term accessibility and connectivity.

HIGHLIGHTS

- » Premium turnkey strata office space within the well-maintained Hyland Square development
- » Prime exposure along Surrey's busy 152 Street corridor
- » Efficient 1,680 SF layout with 10 private offices, boardroom, kitchenette, and reception
- » Abundant on-site parking for staff and visitors
- » Excellent public transit accessibility with bus service directly in front of the building
- » Strong owner-user or investment opportunity in a rapidly expanding commercial node



SUBJECT PROPERTY

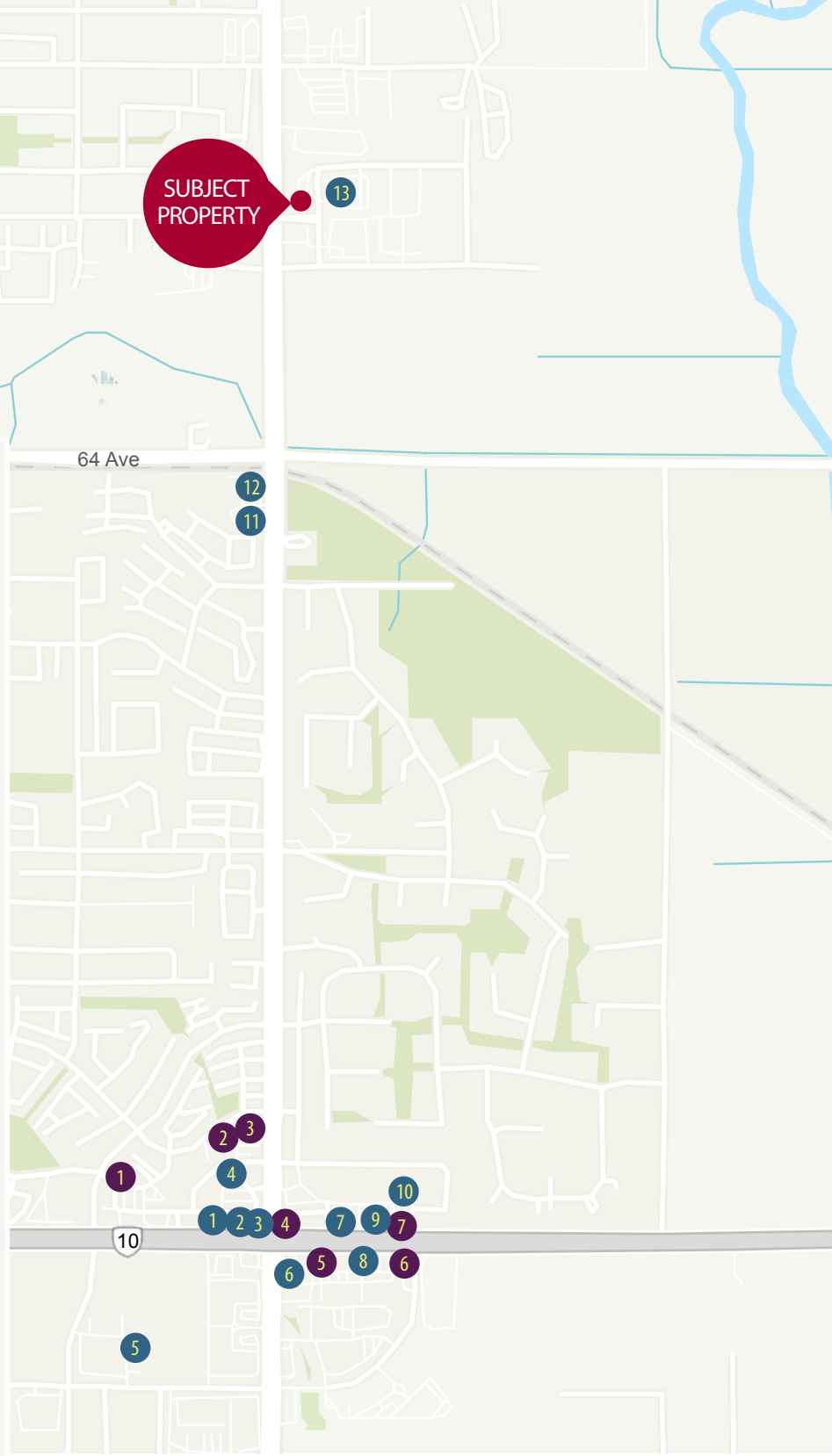
NEARBY AMENITIES

RESTAURANT & CAFE

- 1. McDonald's
- 2. Panorama Indian Lounge
- 3. Starbucks
- 4. White Spot Panorama
- 5. Way Back Brew Co
- 6. Par4 Kitchen & Bar
- 7. Tim Hortons
- 8. Browns Socialhouse
- 9. Domino's Pizza
- 10. The Whole Bowl Health Bar & Meal Prep
- 11. New York New York Greek Restaurant
- 12. Baskin Robbins
- 13. Kwantlen pizza

SHOPPING / SERVICES

- 1. Fresh St. Market
- 2. Dollarama
- 3. CIBC
- 4. TD Canada Trust
- 5. National Bank
- 6. Scotiabank
- 7. RBC



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