

**#210 & #240 - 5660 176A STREET, SURREY**

**PRIME OFFICE SPACES IN THE BUSTLING HEART OF CLOVERDALE**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

**CHRIS VAN VLIET**  
PERSONAL REAL ESTATE CORPORATION  
chris@williamwright.ca  
604.546.5555



# OVERVIEW

These prime second floor 668 SQFT and 749 SQFT of office spaces boasts high visibility and are 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.

UNIT 240



## 5660 176A STREET, SURREY



**SECOND FLOOR  
OFFICE SPACE**



**HIGH  
VISIBILITY**



**LOCATED IN THE  
HEART OF CLOVERDALE**



**LOW  
MONTHLY RENT**

# UNIT 210 DETAILS

LEASABLE SIZE	+/- 749 SQFT
ZONING	C15
BASIC RENT	\$25.00/FT
ADDITIONAL RENT	\$14.88/FT
MONTHLY RENT	\$2,489.18 + GST



UPPER LEVEL PLAN

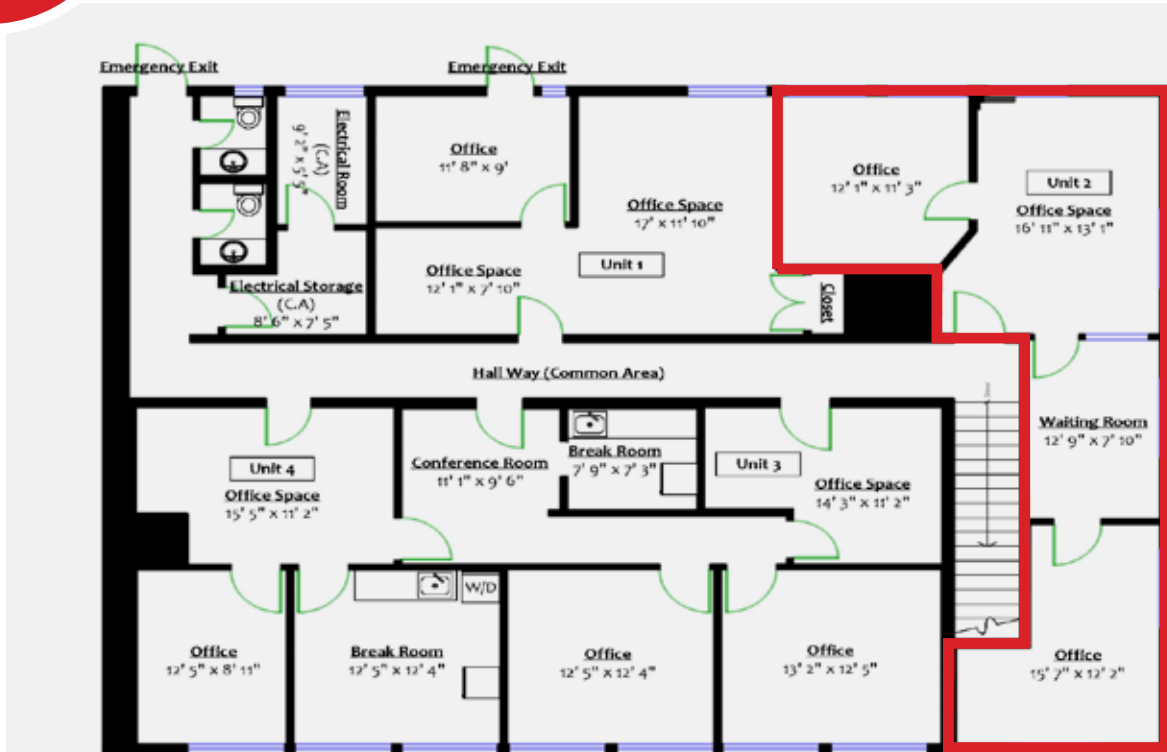
Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

# UNIT 240 DETAILS

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

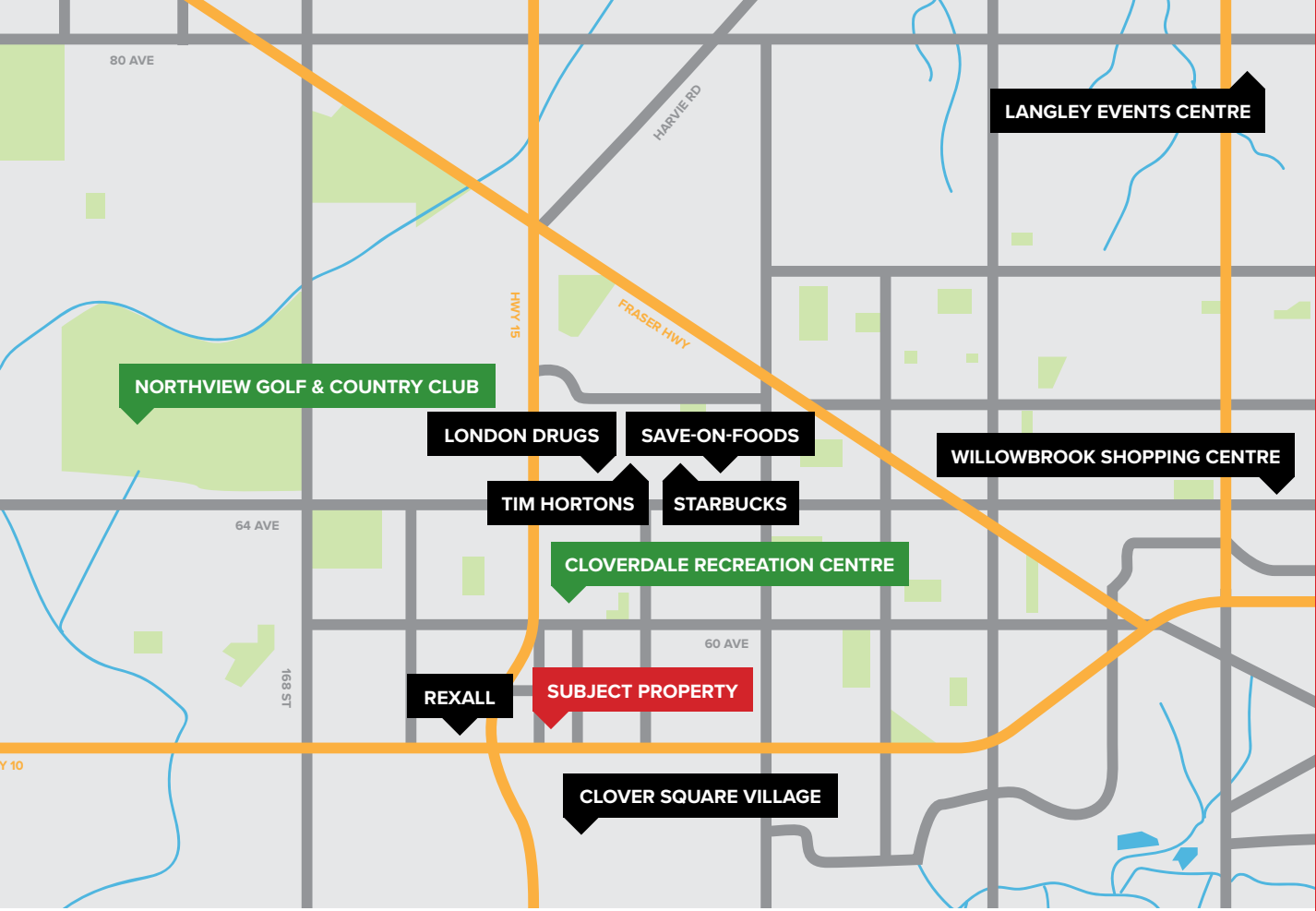


Positioned on a busy street, the property benefits from significant foot traffic and outstanding visibility.



UPPER LEVEL PLAN

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

**CHRIS VAN VLIET**  
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604.546.5555

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[williamwright.ca](http://williamwright.ca)



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**Vancouver Office**  
1340-605 Robson Street  
Vancouver, BC  
604.428.5255

**Fraser Valley Office**  
180-8621 201 Street  
Langley, BC  
604.546.5555

**Victoria Office**  
843 Johnson Street  
Victoria, BC  
250.590.5797

**Nanaimo Office**  
205-335 Wesley Street  
Nanaimo, BC  
250.586.1226

**Kelowna Office**  
205-478 Bernard Avenue  
Kelowna, BC  
236.420.3558

**Kamloops Office**  
406-121 5th Avenue  
Kamloops, BC  
236.425.1617