



**FOR SUBLEASE**

# Premium Second Floor Office Unit

Unit 201, 17610 65A Avenue, Surrey, BC

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Macdonald Commercial Real Estate Services Ltd.

**Macdonald**  
COMMERCIAL

member of  
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INTERNATIONAL

# THE OPPORTUNITY

Unit 201, 17610 65A Ave, Surrey, BC

An exceptional opportunity to sublease 2,297 square feet of premium second-floor office space in a modern business park setting in the heart of Cloverdale. Built in 2018, this well-maintained and professionally improved unit offers a turnkey solution for businesses seeking high-quality office premises with a shorter lease term.

The space is improved with numerous private offices, an open concept boardroom, lunch area, men's and women's washrooms, storage/filing rooms and a private patio area. Recent high-end finishings throughout, combined with an abundance of natural light, provide an ideal and professional work environment.



## SALIENT DETAILS

ADDRESS:	Unit 201, 17610 65A Ave, Surrey, BC
PID:	030-539-927
NET LEASABLE AREA:	2,297 SF
YEAR BUILT:	2018
AVAILABILITY:	June 1, 2026
LEASE EXPIRY:	May 1, 2027
PARKING:	7 stalls
ZONING:	IB – Business Park Zone

## LEASE DETAILS

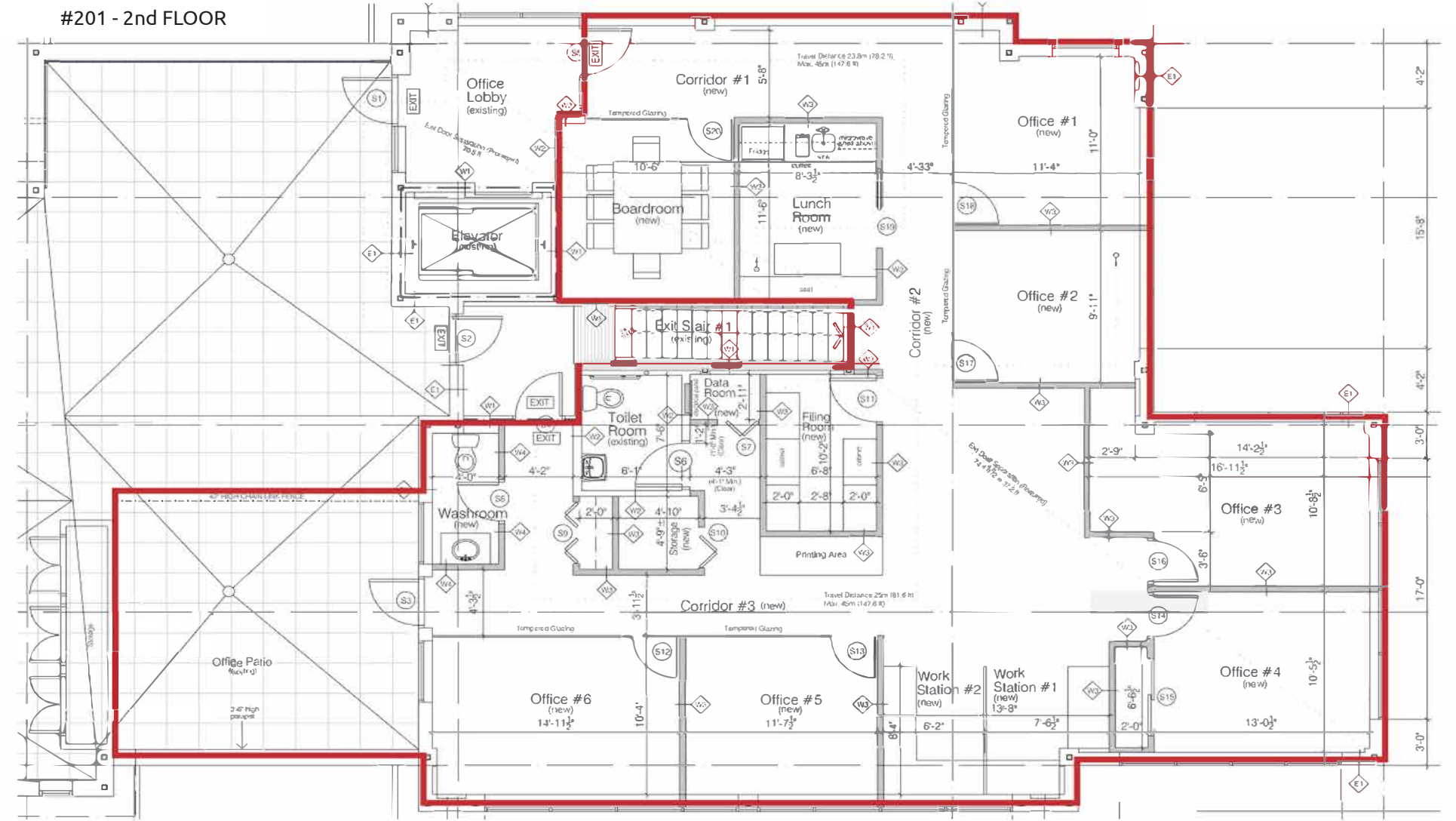
BASE RENT:	\$28.90/sf/yr
PT (2026):	\$6.45/sf/yr
OPERATING COSTS (2026):	\$6.00/sf/yr (estimated)

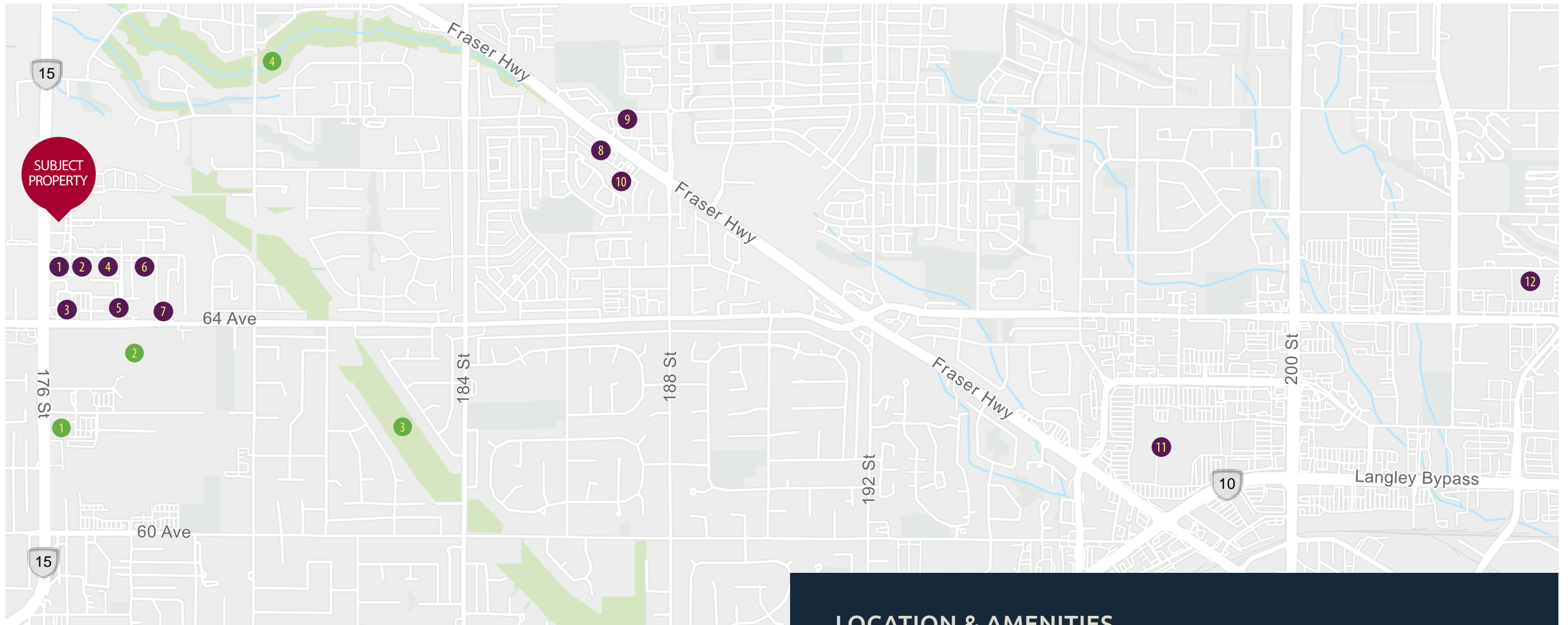
# PROPERTY PHOTOS & PLANS

## FLOORPLAN



#201 - 2nd FLOOR





## NEARBY AMENITIES

### ● SHOPPING AND SERVICES

- |                     |                                 |
|---------------------|---------------------------------|
| 1. Boston Pizza     | 10. Shoppers Drug Mart          |
| 2. Starbucks Coffee | 11. Willowbrook Shopping Centre |
| 3. McDonald's       | 12. Costco Wholesale            |
| 4. London Drugs     |                                 |
| 5. Tim Hortons      |                                 |
| 6. Save-On-Foods    |                                 |
| 7. TD Canada Trust  |                                 |
| 8. RBC Bank         |                                 |
| 9. Save-On-Foods    |                                 |

### ● PARKS & RECREATION

1. Cloverdale Recreation Centre
2. Cloverdale Sport & Ice Centre
3. Cloverdale Greenway
4. North Creek Park

### DRIVE TIMES

Downtown  
Langley

**13min**

Cloverdale  
Town Centre

**3min**

Fraser Highway  
Intersection

**10min**

## LOCATION & AMENITIES

The property is directly south of Cloverdale Crossing Shopping Plaza, anchored by key tenants: Save-On-Foods, McDonald's, and London Drugs, along with numerous restaurants and service amenities.

## MAJOR THOROUGHFARES & ACCESSIBILITY

The property offers excellent connectivity to key transportation routes, including: Highway 10 (56 Avenue), Highway 1, 176 Street (Pacific Highway / BC-15), Fraser Highway and 64 Avenue.

Highway 10 is accessible within approximately 5 minutes, while Highway 1 is reachable within approximately 10 minutes, providing convenient regional access throughout the Fraser Valley and Metro Vancouver.



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