



**FOR SUBLEASE**

# Premium Second Floor Office Unit

Unit 201, 17610 65A Avenue, Surrey, BC

**Derek Nystrom\***

Vice President

Personal Real Estate Corporation

604.644.8652

derek.nystrom@macdonaldcommercial.com

Macdonald Commercial Real Estate Services Ltd.

**Macdonald**  
COMMERCIAL

member of  
**CORFAC**  
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

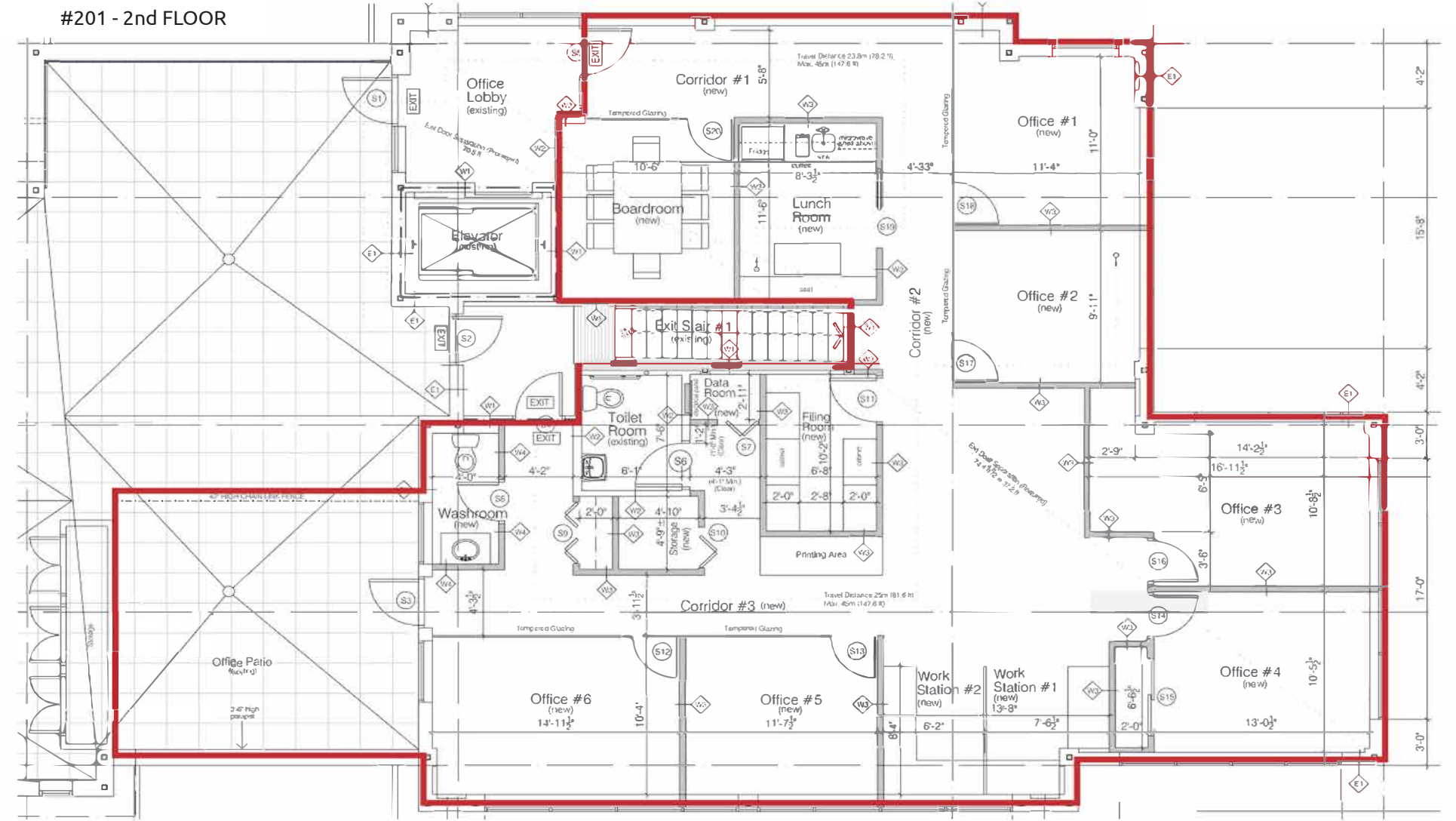
BASE RENT:	\$25.00/sf/yr
PT (2026):	\$6.45/sf/yr
OPERATING COSTS (2026):	\$6.00/sf/yr (estimated)

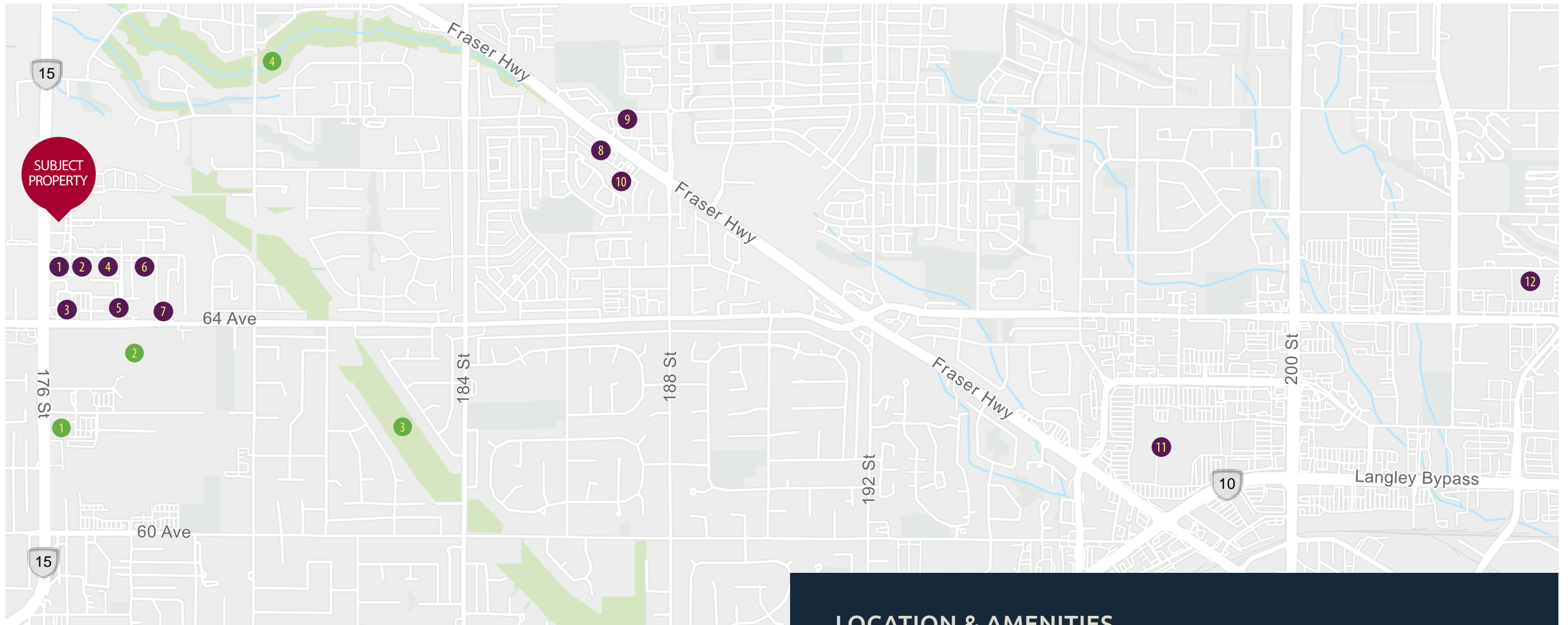
# PROPERTY PHOTOS & PLANS

## 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.



**FOR SUBLEASE**

# Premium Second Floor Office Unit

Unit 201, 17610 65A Avenue, Surrey, BC

**Derek Nystrom\***

Vice President

Personal Real Estate Corporation

604.644.8652

derek.nystrom@macdonaldcommercial.com

**Macdonald**

**COMMERCIAL**

Macdonald Commercial Real Estate Services Ltd.

1827 W 5th Ave, Vancouver, BC V6J 1P5

[www.macdonaldcommercial.com](http://www.macdonaldcommercial.com)

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.