

CLOVERDALE, SURREY, BC

AVAILABLE  
JULY 1, 2026

# SUBLEASE AVAILABLE

OFFICE / WAREHOUSE SPACE



 **6554 176 STREET**  
SURREY, BC



EASY ACCESS  
TO HIGHWAY &  
US BORDER



SHOPPING &  
RESTAURANTS  
NEARBY



CORNER UNIT  
EXCELLENT  
EXPOSURE

## PROPERTY HIGHLIGHTS

- ✓ Approx. 9,000 SF of functional office, lab, warehouse and workshop space
- ✓ Multiple private offices, boardrooms and meeting rooms
- ✓ Large open lab / tech workspace
- ✓ Warehouse with grade level loading
- ✓ Dedicated server room
- ✓ Kitchen / lunchroom
- ✓ 4 washrooms
- ✓ Plenty of electrical power
- ✓ Corner unit with excellent exposure
- ✓ Newly paved parking lot
- ✓ Freshly painted building exterior
- ✓ Furnishings can be negotiated



### ZONING

IB (Business Park)



### POWER

Plenty of Power  
for Tech & Lab Use



### IDEAL USES

- Office Warehouse
- Tech Startup
- Light Manufacturing
- R&D / Lab Operations
- Distribution & Service



### LOADING

Grade Level Loading



### INFRASTRUCTURE

Dedicated Server Room

## LEASE DETAILS

**\$15.50 /SF**

NNN + Ops & Utilities

Sublease Term

July 1, 2026 – August 31, 2027

Extension available  
through landlord

## CONTACT



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