

FOR SUBLEASE



RE/MAX
2000 REALTY

8,806 SF



Office, lab,
warehouse &
workshop space



Office
space
5,253 SF



Warehouse
space
3,553 SF

101-6554 176 Street | Surrey, BC

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RE/MAX 2000 Realty

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Office and Warehouse Space

An exceptional opportunity to secure premium industrial flex space in one of Surrey's most established business park locations. Combining office, technical workspace, and warehouse components within a single facility, the premises offers an efficient environment for businesses seeking a functional and professional operating location. With sixteen (16) dedicated parking stalls and an oversized grade loading door, the property is designed to support a wide range of operational requirements while providing excellent accessibility for staff, clients, and deliveries.



Designed for Business Operations

The premises has been thoughtfully configured to support both administrative and operational functions under one roof. A combination of private offices, meeting rooms, open workspace, warehouse area, and dedicated infrastructure creates an efficient environment for businesses requiring flexibility, functionality, and room to grow.

Location Advantages

- Access to Highway 1, Highway 10 & Highway 15
- Strategic Surrey location serving Metro Vancouver and the Fraser Valley
- Established business park environment
- Nearby restaurants, services, and amenities
- Convenient access for employees, clients, suppliers, and deliveries

Property Details

Unit Size
8,806 SF

Base Rent
\$17.00 / SF

Additional Rent
\$8.38 / SF

Sublease Term
August 1, 2026 - August 31, 2027

Renewal
1 Term of 3 years
**Subject to Head Landlord's Approval

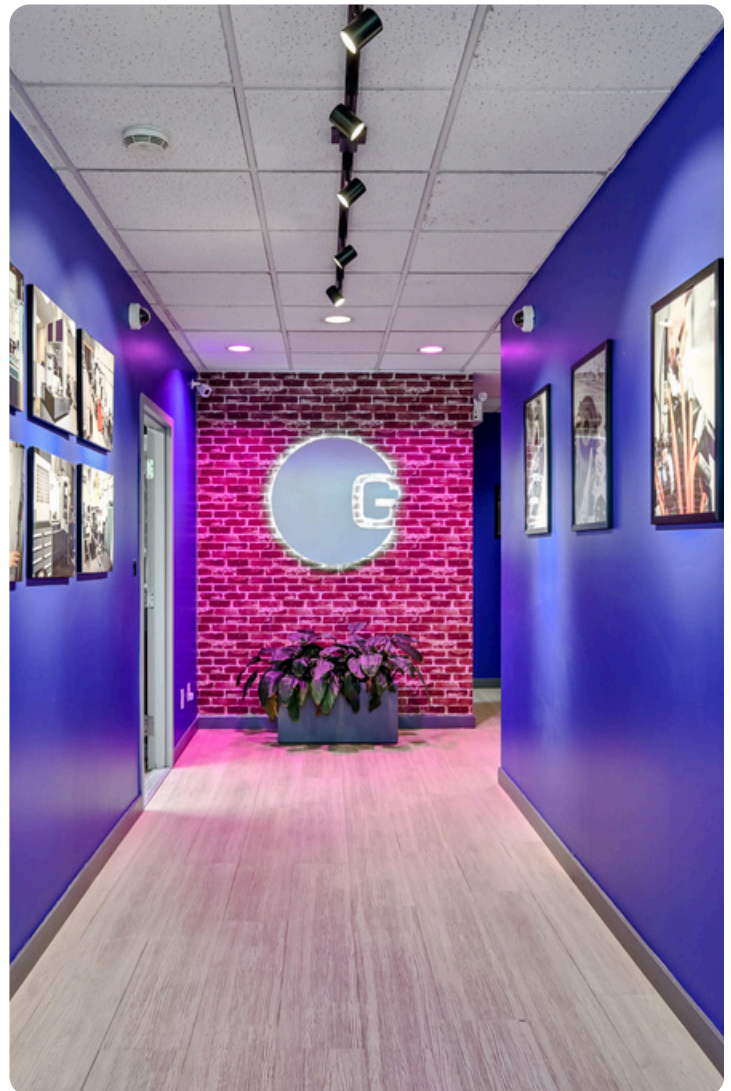
Unit Size
8,806 SF

Floor Area
Office 5,253 SF
Warehouse 3,553 SF

Zoning
IB - Business Park

KEY FEATURES

- Flexible Office, Workspace & Warehouse Configuration
- Multiple Private Offices, Boardrooms & Meeting Rooms
- Large Open Workspace Area
- Oversized Grade Loading Door
- Three-Phase Electrical Service
- Dedicated Server Room
- Employee Kitchen & Lunchroom
- Four (4) Washrooms
- High Parking Ratio – 16 Dedicated Stalls
- Corner Unit with Excellent Exposure
- Recent Exterior Building Improvements
- Furnishings Negotiable



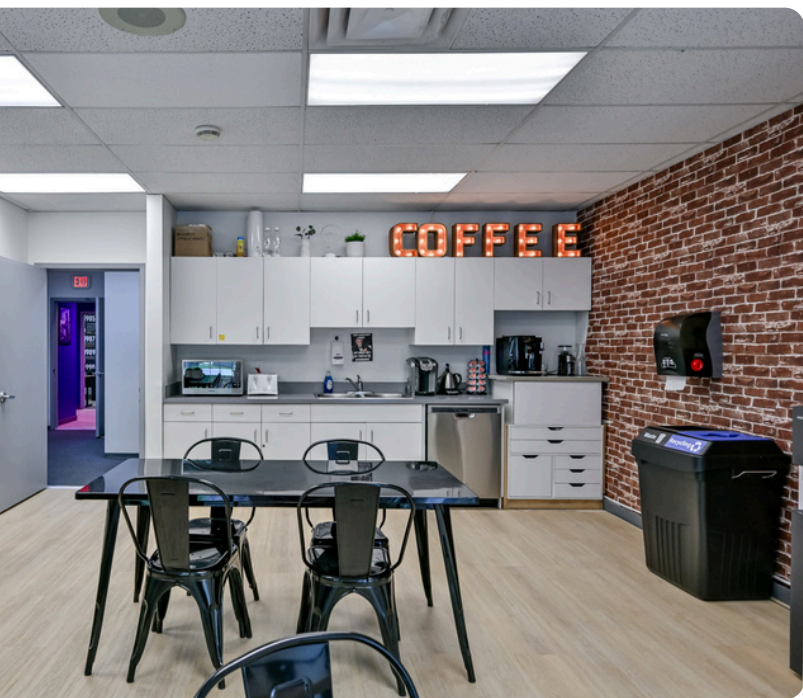
Floor Plan - 8,806 SF

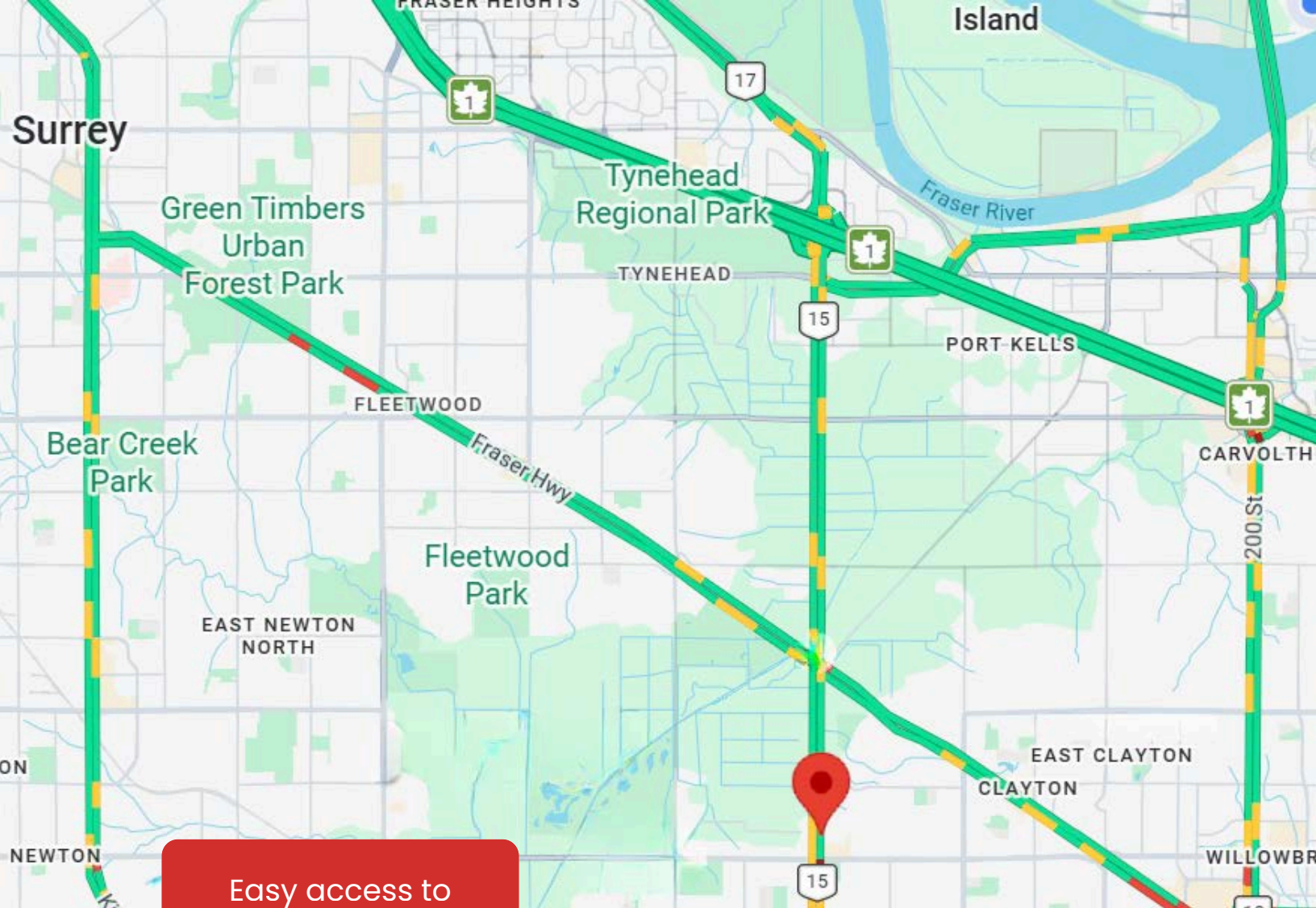
1ST FLOOR



2ND FLOOR







Easy access to
Highway 15,
Highway 10,
Highway 1, and
the Fraser Valley
transportation
network.



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Contact Us

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