

FOR LEASE
Professional Office |
4,282 SF - Upper Floor



#201 - 17688 66 Ave, Cloverdale, BC

FOR LEASE

- ▶ Bright corner unit with extensive natural light
- ▶ Strategic Cloverdale location near Highway 1
- ▶ Self-contained suite with private washrooms
- ▶ Functional mix of private and open workspace



VALLEY COMMERCIAL TEAM

Gary Niesner*

Sales, Leasing & Investment

604 514 6832

garyn@naicommercial.ca

*Personal Real Estate Corporation

Angie MacDonald*

Sales, Leasing & Investment

604 514 6823

amacdonald@naicommercial.ca

*Personal Real Estate Corporation

NAI Commercial

NAI Commercial

20353 64th Avenue, Suite 214

Langley, BC V2Y 1N5

+ 1 604 683 7535

naicommercial.ca

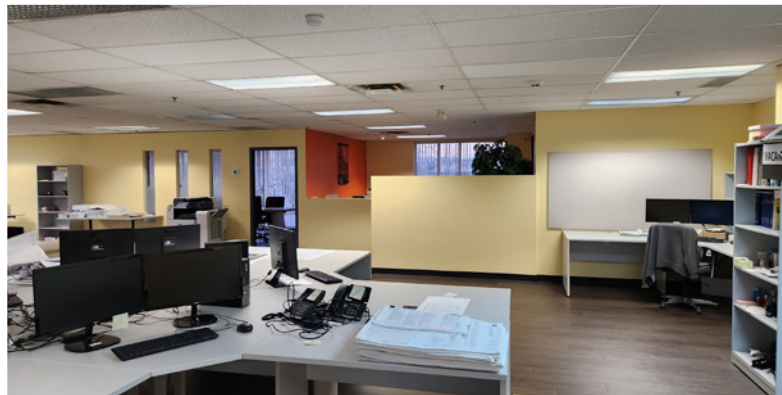
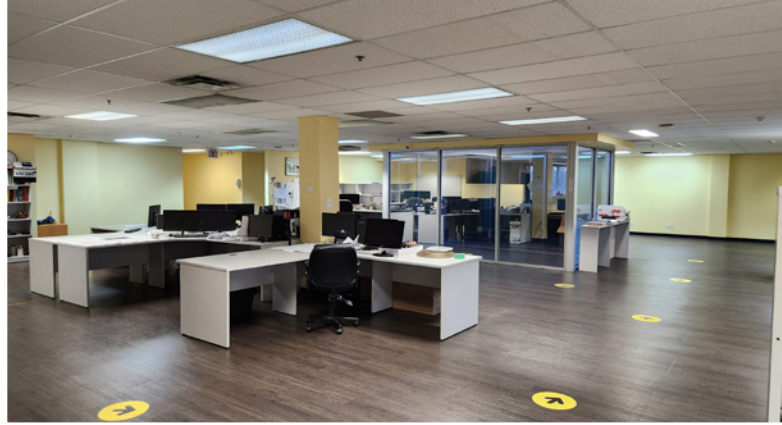
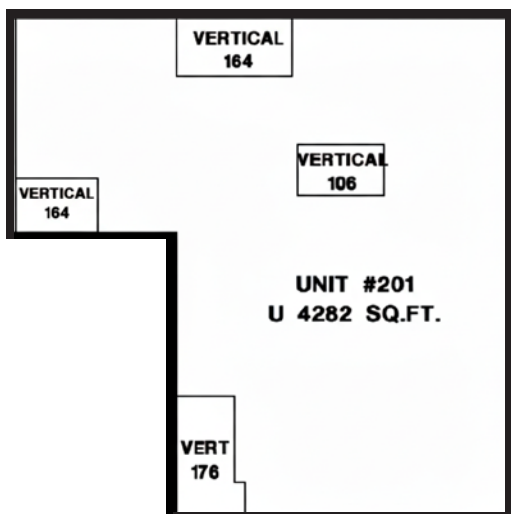
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Property Summary

Leasable Area:	Unit 201 A	2,527 SF
	Unit 201 B	1,870 SF
	Total	4,397 SF
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Zoning:	IB (Industrial Business)	
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Year Built:	1995	
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Basic Rent:	\$18.00/SF	
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Additional Rate:	\$8.25/SF	
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Monthly Rent:	Unit 201 A	\$5,527.81
	Unit 201 B	\$4,090.63
	Total	\$9,618.44
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Availability:	May 1 st , 2026	

Property Description

Professionally finished second-floor office space located in the heart of Cloverdale Business Park. This bright corner unit offers a functional, modern layout within a well-maintained commercial building. The suite features a welcoming reception, one private windowed office, staff lunchroom, and spacious open work areas. This walk-up unit boasts an abundance of natural light and private in-suite washrooms for added convenience. Centrally situated with immediate access to Highway 1 via 176 Street, the location is ideal for businesses requiring easy regional connectivity.





SUBJECT PROPERTY
66 AVE

NEARBY SERVICES

- McDonald's
- A&W Canada
- Wendy's
- Subway
- TD Canada Trust
- BMO Bank of Montreal
- London Drugs
- Starbucks
- Dollarama
- Ricky's All Day Grill
- KFC
- Coast Capital - Cloverdale Branch
- Vault Restaurant
- Freedom Mobile
- Cloverdale Crossing Liquor Store

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