

FOR LEASE | INDUSTRIAL
UNIT 107 - 17825 64 AVENUE
SURREY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- **1,829 SF Fully Improved Office Space**
- **Cloverdale Business Park**

Location

Located in the Cloverdale Business Park, this unit benefits from proximity to major transportation routes, including Highway 10, 64 Avenue, and Fraser Highway, providing efficient connections throughout Surrey, Langley, and the Fraser Valley. The Cloverdale submarket is known for its stability, diverse tenant base, and accessibility—making it a preferred location for professional office and light business users seeking value and convenience in Metro Vancouver.

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Opportunity

Lee & Associates Vancouver is pleased to present the opportunity to lease a 1,829 square foot, fully improved office strata unit within Surrey's Cloverdale Business Park. Built in 2014, this high-quality tilt-up concrete unit offers a professional, move-in-ready office environment ideally suited for a variety of businesses permitted under the IB (Business Park) Zone. With modern finishes, furnished interiors, and excellent accessibility, this is a rare opportunity to secure functional and flexible office space in a well-managed business park setting.

Zoning

IB (Business Park Zone) - ([click to view bylaw](#))

Basic Rent

\$15.00 PSF

Additional Rent

\$8.54 PSF (2025 est.)

Features

- ▶ 1,829 SF of fully improved office space
- ▶ Available furnished, with desks and office furniture included
- ▶ Large enclosed offices, boardroom, and kitchenette
- ▶ Attractive hardwood flooring throughout
- ▶ 10' ceiling heights
- ▶ Baseboard heating
- ▶ Fully sprinklered
- ▶ Three-phase power
- ▶ Three (3) dedicated parking stalls
- ▶ Quality tilt-up concrete construction (2014)

Total Monthly Rent

\$3,621.91 + GST

Availability

Contact Broker



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