



FOR LEASE

Premium Ground Floor Office Unit

Unit 100, 17650 66A Avenue, Surrey

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Macdonald Commercial Real Estate Services Ltd.

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INTERNATIONAL

THE OPPORTUNITY

17650 66A Avenue, Surrey, BC

The subject property is a well-maintained, three-storey office building constructed in 2009 by Mitchell Group, offering a modern and professional environment suitable for a wide range of office users. The building showcases contemporary architecture, highlighted by expansive glazing and high-quality exterior finishes. A centrally positioned main lobby features tile flooring, stone accent walls, and glass railings, creating a strong and professional corporate presence upon entry.

Each floor is efficiently designed to accommodate a flexible combination of private offices, open workstations, boardrooms, and staff amenity areas. Interior finishes include suspended acoustic tile ceilings, recessed lighting, and commercial-grade carpet tile flooring, providing both functionality and comfort. Washrooms and kitchenettes are conveniently located on every level and are appointed with modern finishes, including tile flooring, stainless-steel fixtures, and quality cabinetry.

Overall, the property offers a balanced combination of functionality, quality construction, and professional appeal, making it suitable for a diverse range of tenants. The building is situated on a fully serviced site with asphalt-paved surface parking, designated accessible stalls, and landscaped perimeter areas that enhance the overall presentation of the property.

Unit 100

Unit 100 is a well maintained 2,500 square foot office space offering convenient access from either a street-facing entrance or the main lobby adjacent to the staircase. The unit includes several well-appointed private offices, a spacious boardroom, a staff lunchroom with stainless steel appliances, and private washrooms.

Building and street-front signage opportunities are available at an additional cost. On-site parking is also available, with stall counts negotiable. Lease terms with a minimum three-year commitment will be considered.



SALIENT DETAILS

ADDRESS:	Unit 100, 17650 66A Avenue, Surrey, BC
PID:	026-683-270
NET LEASABLE AREA:	2,500 SF
YEAR BUILT:	2009
AVAILABILITY:	June - July 2026
PARKING:	Negotiable
ZONING:	IB – Business Park Zone
OCP DESIGNATION:	Mixed Employment

LEASE DETAILS

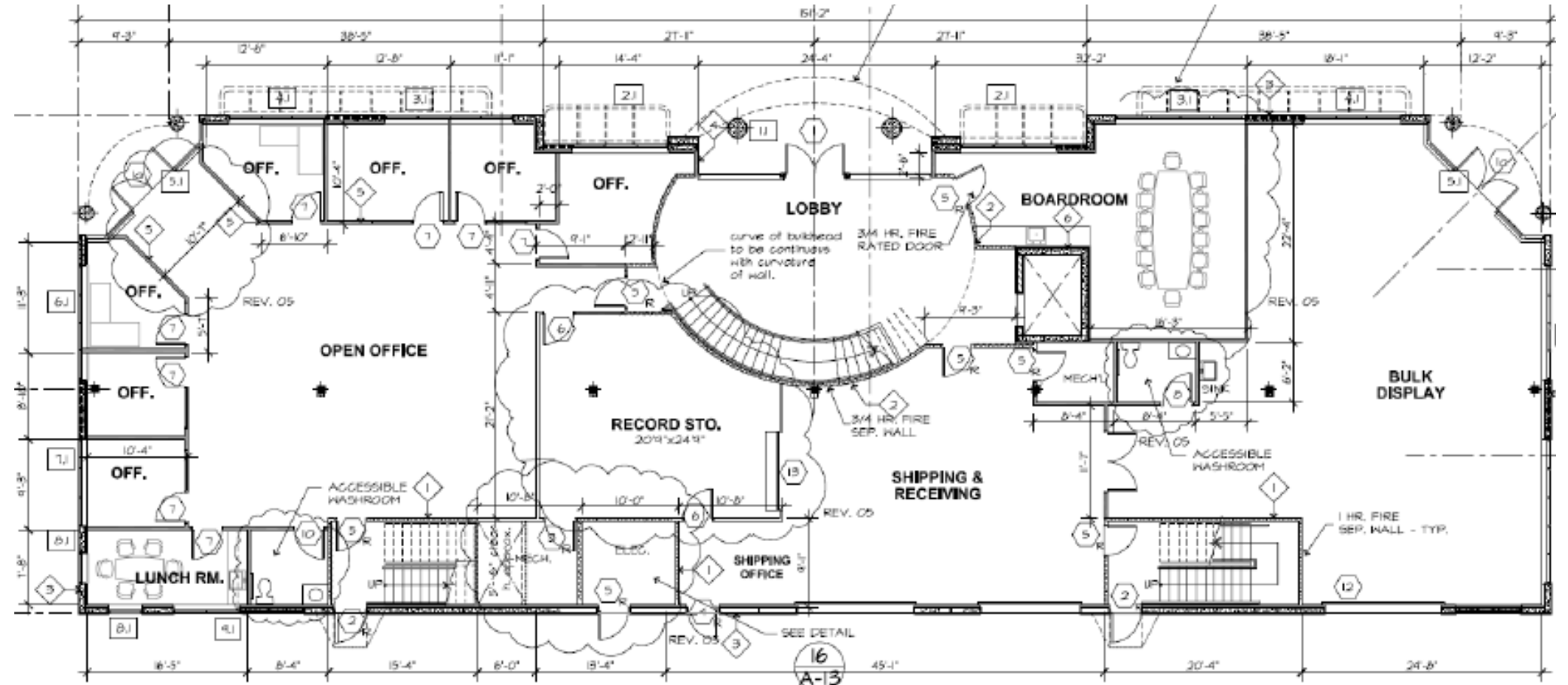
BASE RENT:	Please Inquire
ADDITIONAL RENT (2026)	\$11.77 PSF / annum Plus 5% management fee on gross rent
LEASE TERM:	Minimum 3 years



BUILDING DESIGN & FEATURES

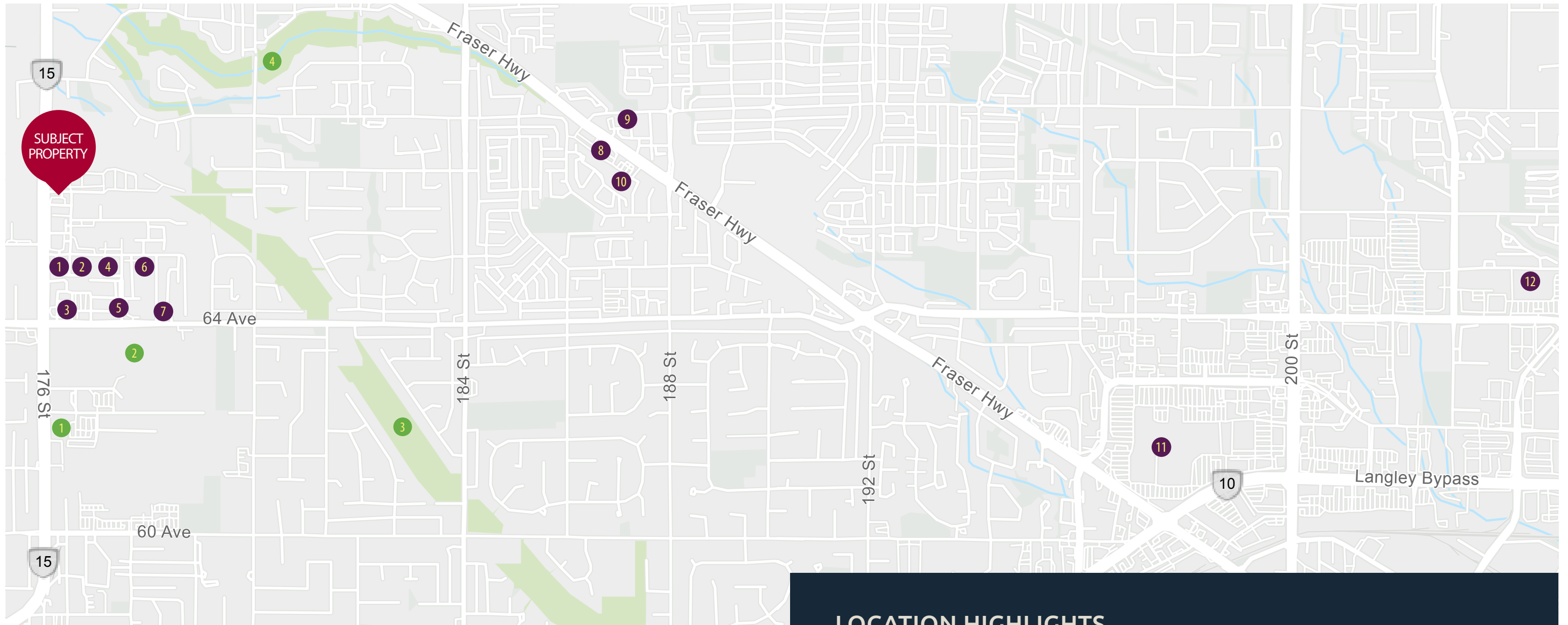
FLOORPLAN

- Highly Adaptable Office Configurations**
 Flexible mix of private offices and open work areas supporting efficient, customized layouts
- Extensive Glazing & Natural Light**
 Generous window coverage creates a bright, professional work environment
- Energy-Efficient Low-E Glass**
 Improves thermal performance and year-round occupant comfort
- Individually Controlled HVAC Systems**
 Direct digital controls allow tenants to manage their own climate settings
- Premier Building Finishes**
 Well-appointed lobby and common area reinforce a high-quality, corporate image
- Prominent Exposure & Signage Opportunities**
 Excellent visibility along a key corridor with potential for building and/or street-front signage
- Ample Parking Available**
 Streetside parking available in close proximity to units
- Onsite Property Management**
 Owned and operated by highly respected landlord



GROUND 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 HIGHLIGHTS

17650 66A Avenue is situated in the established and evolving Cloverdale neighbourhood of Surrey, a dynamic commercial and mixed-use district in the city's southeast. Positioned along a key east-west arterial corridor, the property offers strong exposure and convenient access to surrounding residential communities, employment areas, and retail amenities.

The site provides efficient connectivity to major transportation routes, including Fraser Highway, Highway 15 (176 Street), and Highway 10, allowing seamless travel throughout Surrey, Langley, and the broader Metro Vancouver region.

Located in close proximity to Cloverdale Crossing Shopping Plaza, the property benefits from nearby amenities including Save-On-Foods, McDonald's, and London Drugs, as well as a variety of restaurants and service-oriented retailers.

With strong regional access, established surrounding amenities, and a growing residential and business base, 17650 66A Avenue is well suited for office and commercial users seeking a strategic presence in one of Surrey's most active submarkets.



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