



#250-17667 65A Avenue, Cloverdale, BC

## FOR LEASE

- ▶ Professionally finished office (Second floor walk up only)
- ▶ Located in Cloverdale Business Park with easy access to Hwy 15
- ▶ Business Park zoning
- ▶ Net lease rate: \$21.00/SF



Gary Niesner\*

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# Unit 250

## 17667 65A Avenue

Cloverdale, BC

### Property Summary

<b>Unit Size:</b>	2,814 SF
<b>Net Rent:</b>	\$21.00/SF
<b>Additional Rate:</b>	\$6.80/SF
<b>Gross Rent:</b>	\$6,519 /month + GST
<b>Availability:</b>	Immediate
<b>Zoning:</b>	IB Business Park zoning allows for a variety of uses
<b>Unit Description:</b>	Reception, boardroom, multiple offices, open work area, two washrooms and a full kitchen.

### Building Description

Two storey office building with plenty of on-site & street parking and easy access to Highway 15. Tilt-up construction with central A/C and separate HVAC units.

### Location

Cloverdale has a population of approximately 160,000, projected to increase to 225,000 within the next 10 years. Cloverdale is located 40 miles to the east of Vancouver and near the Pacific Highway border crossing. Located in the heart of the Fraser Valley, it provides easy access to much of the lower mainland, the interior of the Province and to the northwestern United States.

#### Gary Niesner\*

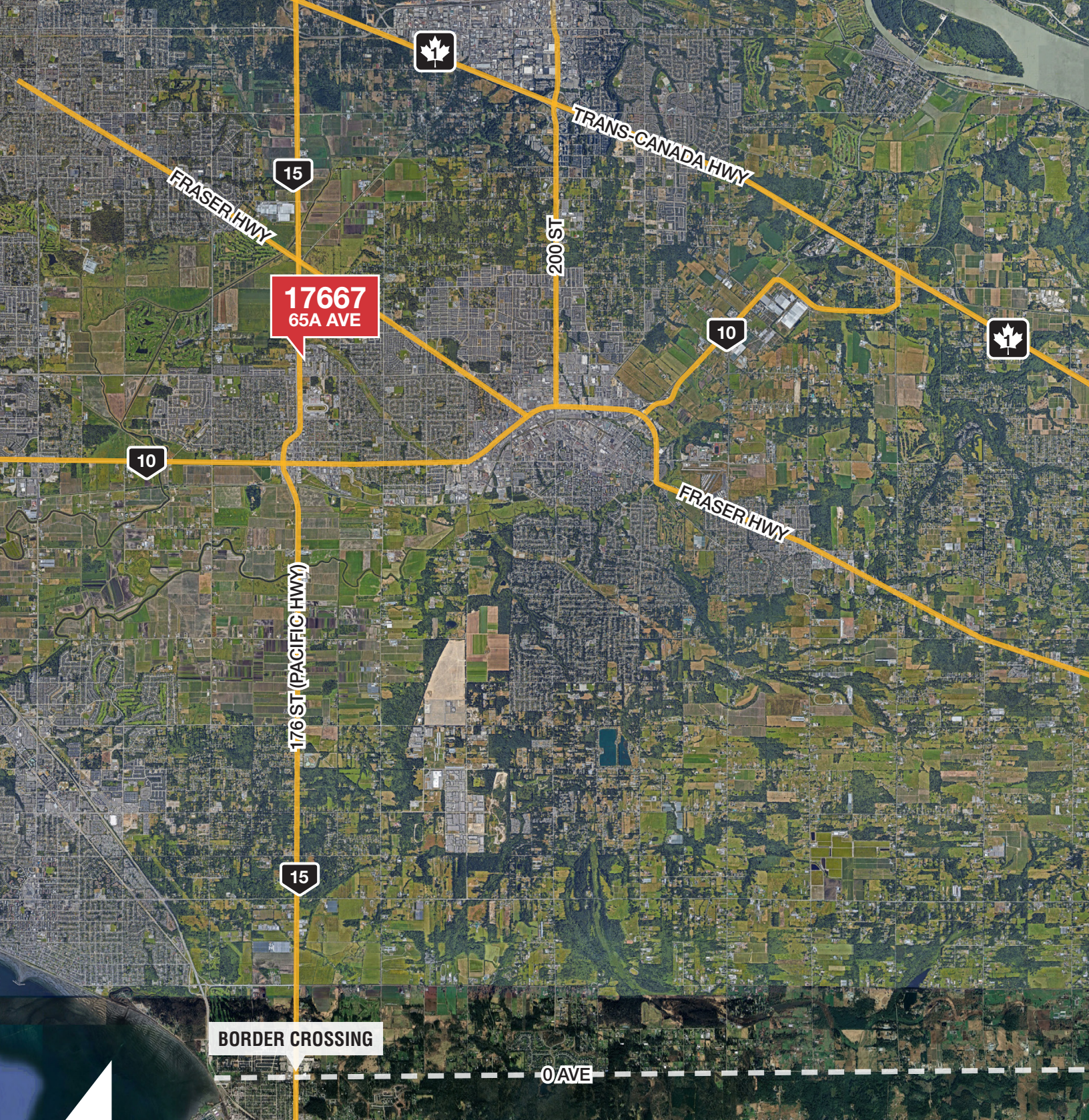
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**17667**  
**65A AVE**

**BORDER CROSSING**

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