

VIP PREVIEW

**HYLAND II**  
STRATA OFFICE & INDUSTRIAL



## AN EVOLUTION IN THE CLASS A OFFICE

Stop leasing and grow your business on your own terms. Build equity, avoid rent escalations and enjoy tax savings when you own your own space. Hyland II features three floors of premium Class A office space in addition to an overheight ground floor of retail/commercial to accommodate a wide range of business needs.

# SMART WORKSPACES,

Hyland II offers a multitude of options over four floors in a sophisticated building designed with a West Coast vibe. Get energized in extensive spaces where you can come together, collaborate and create.



## BUILD YOUR OFFICE AND YOUR FUTURE

Hyland II showcases over 35,000 SF across three floors of premium Class A office space in the heart of a future business hub.



## TAKE CONTROL OF YOUR EXPANDING BUSINESS

High visibility, overheight ceilings and endless parking are just some of the reasons to move your business into the premium first floor units.



# THE NEW CENTRE

Located in the centre of BC's fastest growing city, this is where you want to build your business with both prestige and convenience. Hyland II features some of the best access and exposure in the masterplanned East Newton Business Park.

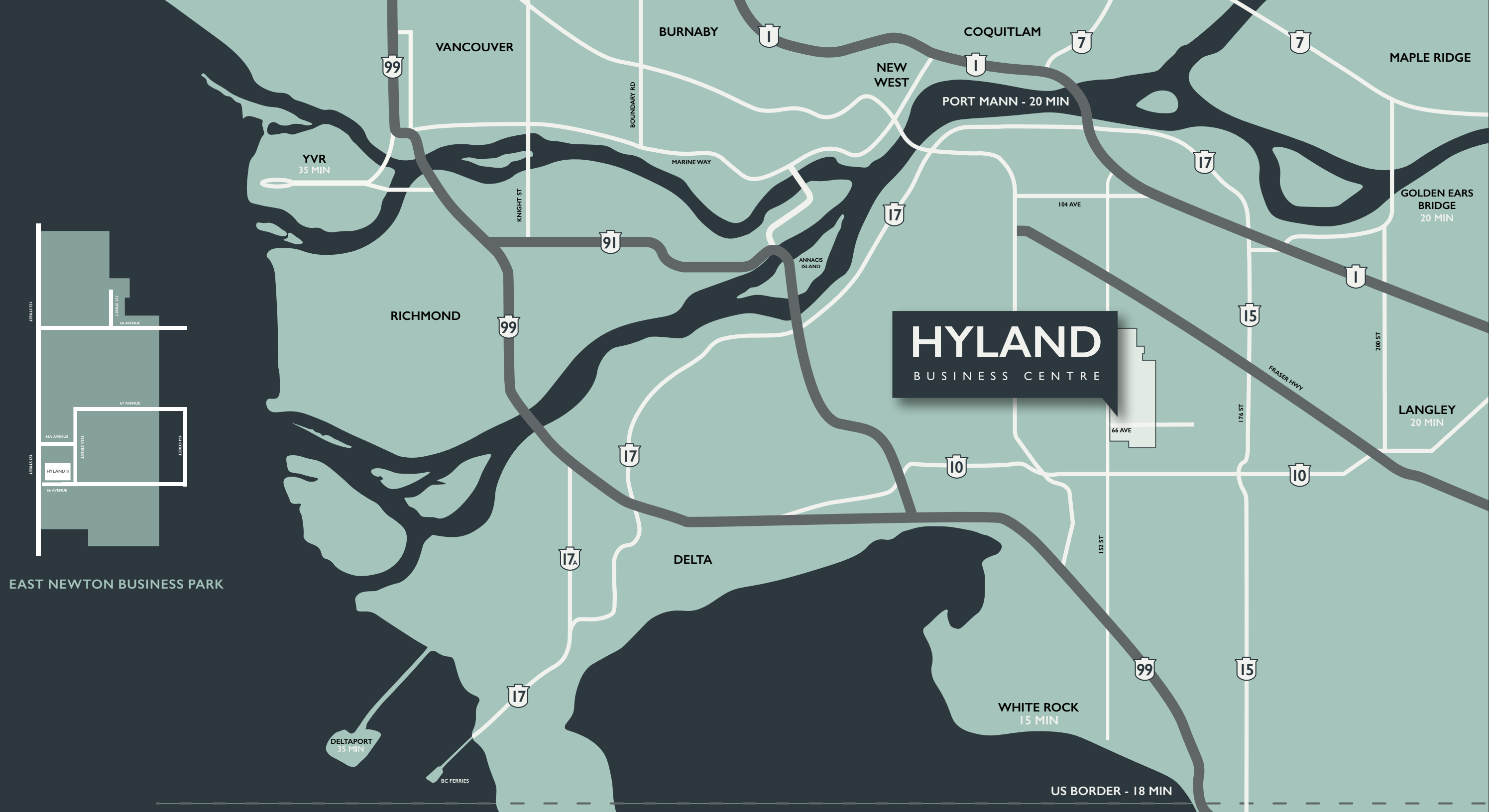


HYLAND I • 6638 152A ST, SURREY

## CONNECTED TO EVERYTHING

Not only are you in the centre of Surrey's newest business district, you also have access to all the key areas of Greater Vancouver in a short drive.

-   
**US BORDER**  
18 MIN
-   
**PORT MANN**  
20 MIN
-   
**DOWNTOWN**  
30 MIN
-   
**DELTAPORT**  
35 MIN
-   
**YVR**  
35 MIN



EAST NEWTON BUSINESS PARK

# 100% OWNERSHIP

Build your future as you build your business. Leverage a central location and savvy industrial design to shape and control your vision for growth. Seize the opportunity of Vancouver's newest business hub —before the competition catches on.





# HYLAND II

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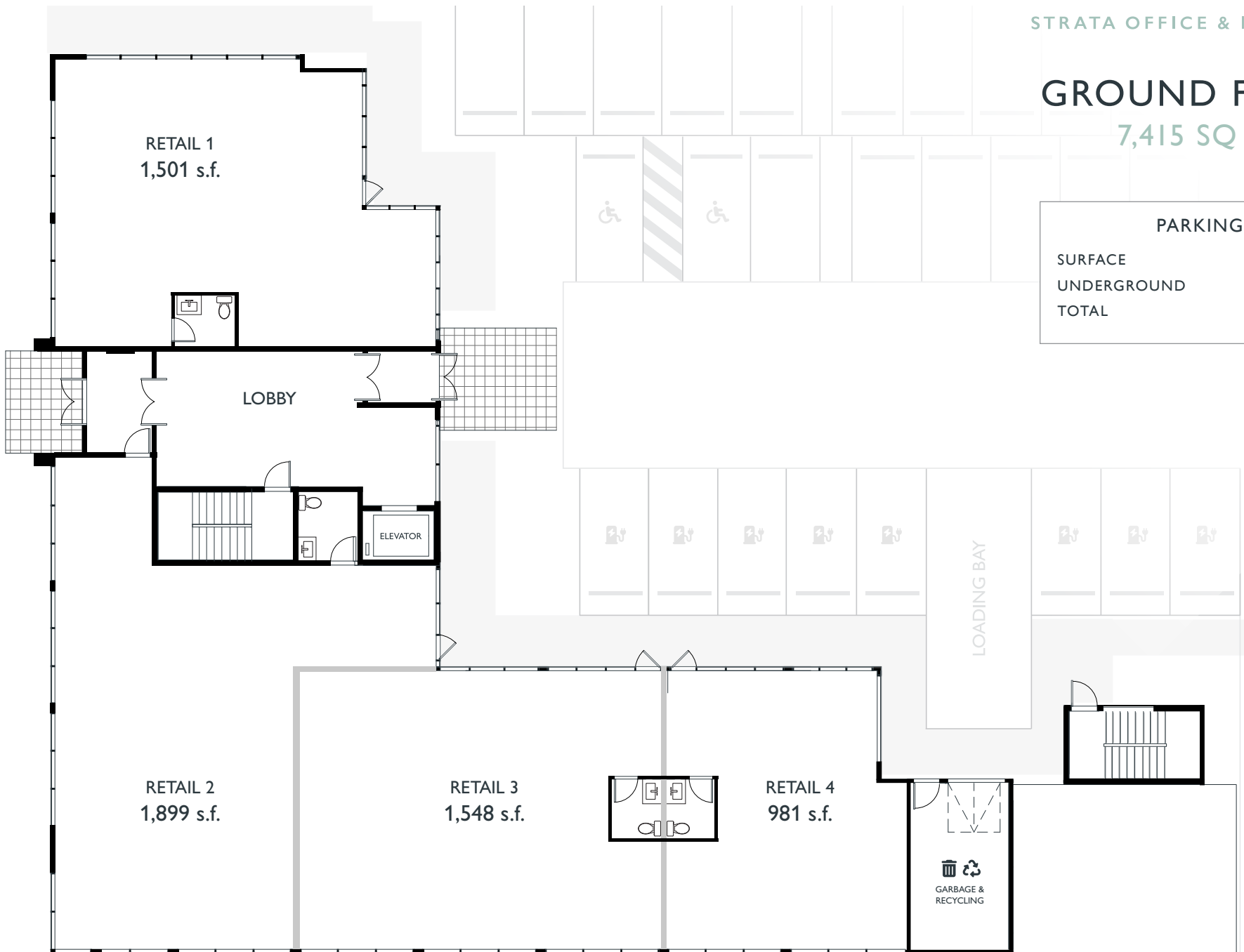
## FLOOR PLANS

# HYLAND II

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## GROUND FLOOR

7,415 SQ FT



### PARKING

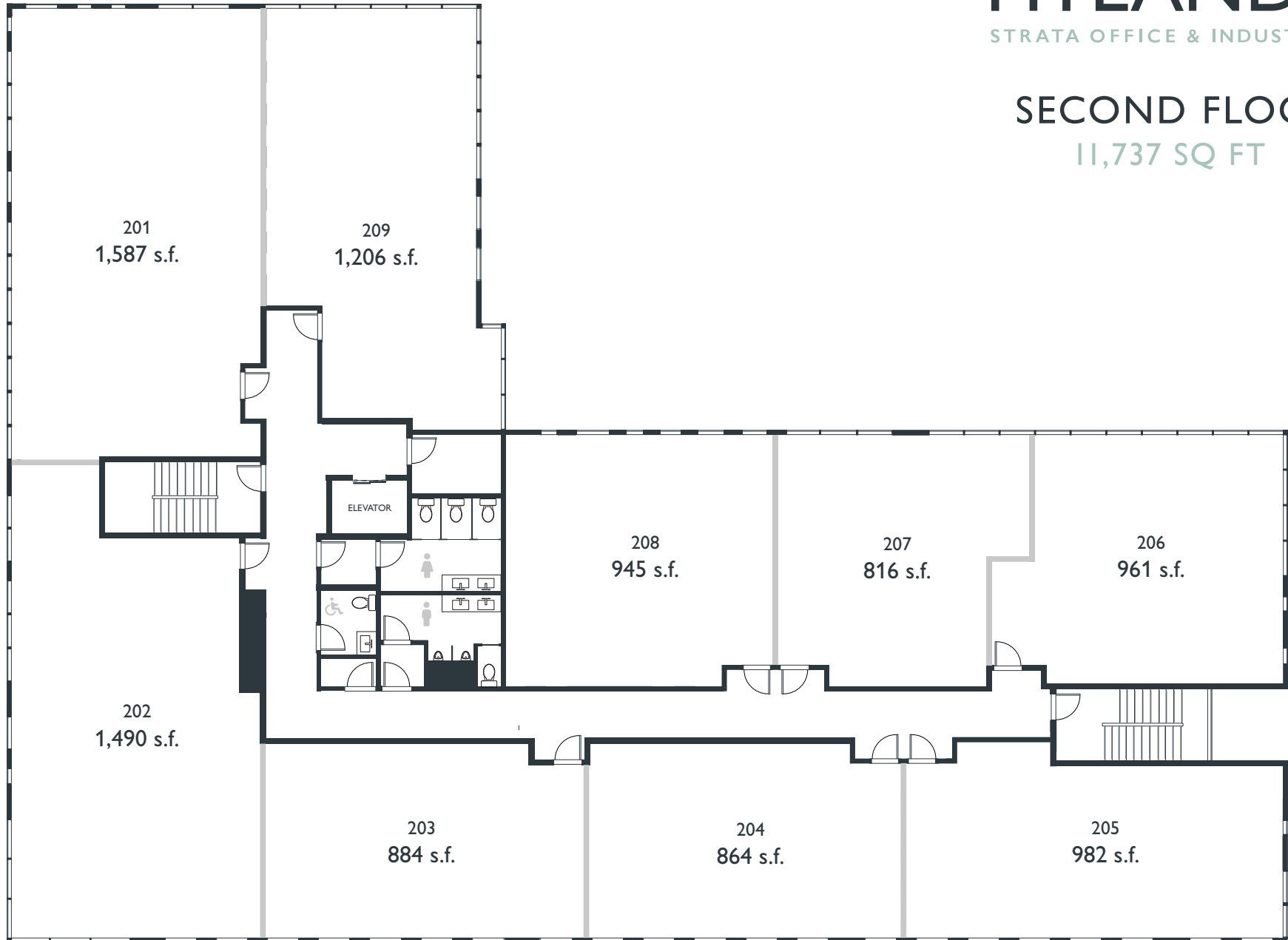
SURFACE	34
UNDERGROUND	67
TOTAL	101

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## SECOND FLOOR

11,737 SQ FT

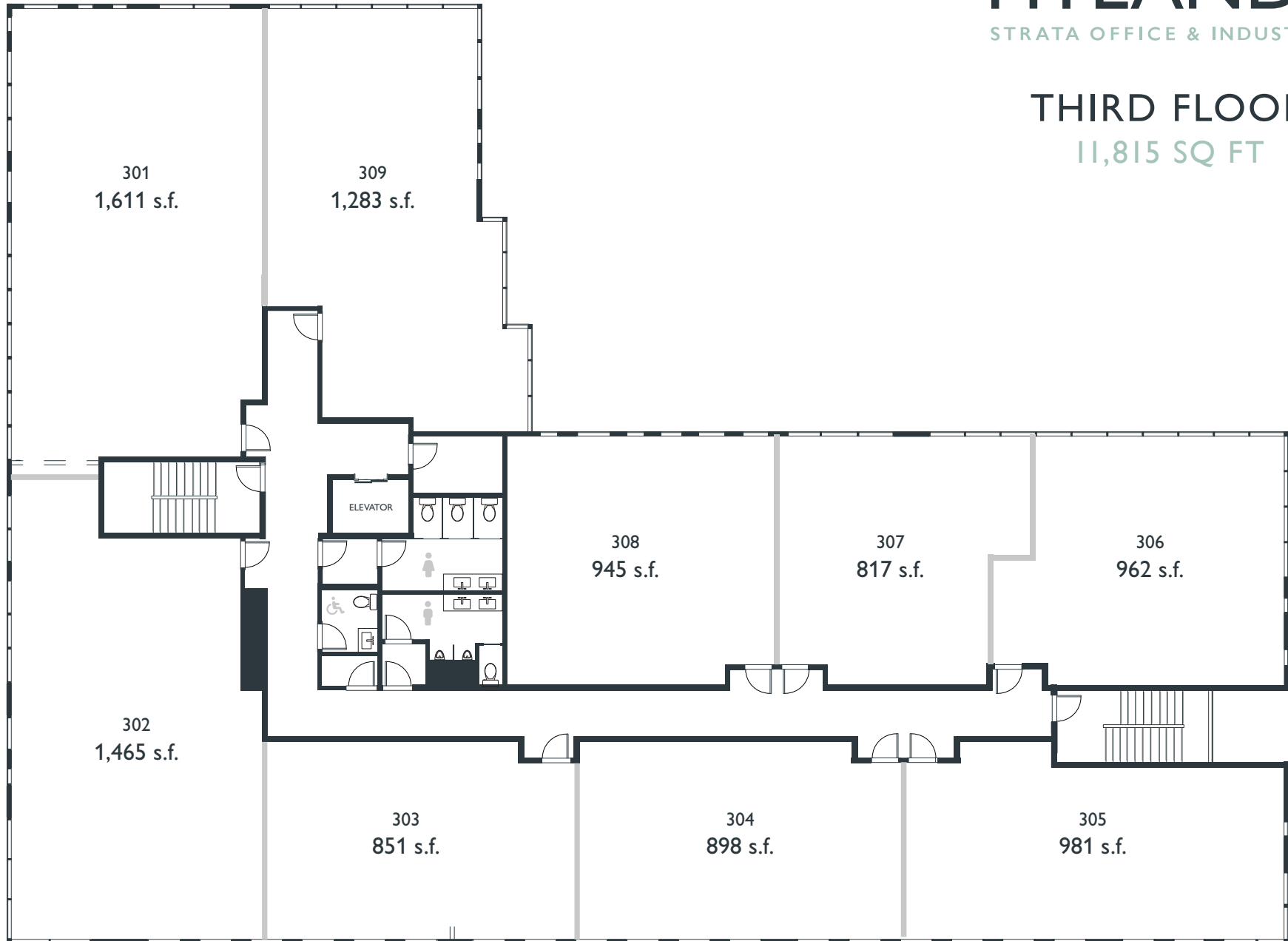


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## THIRD FLOOR

11,815 SQ FT

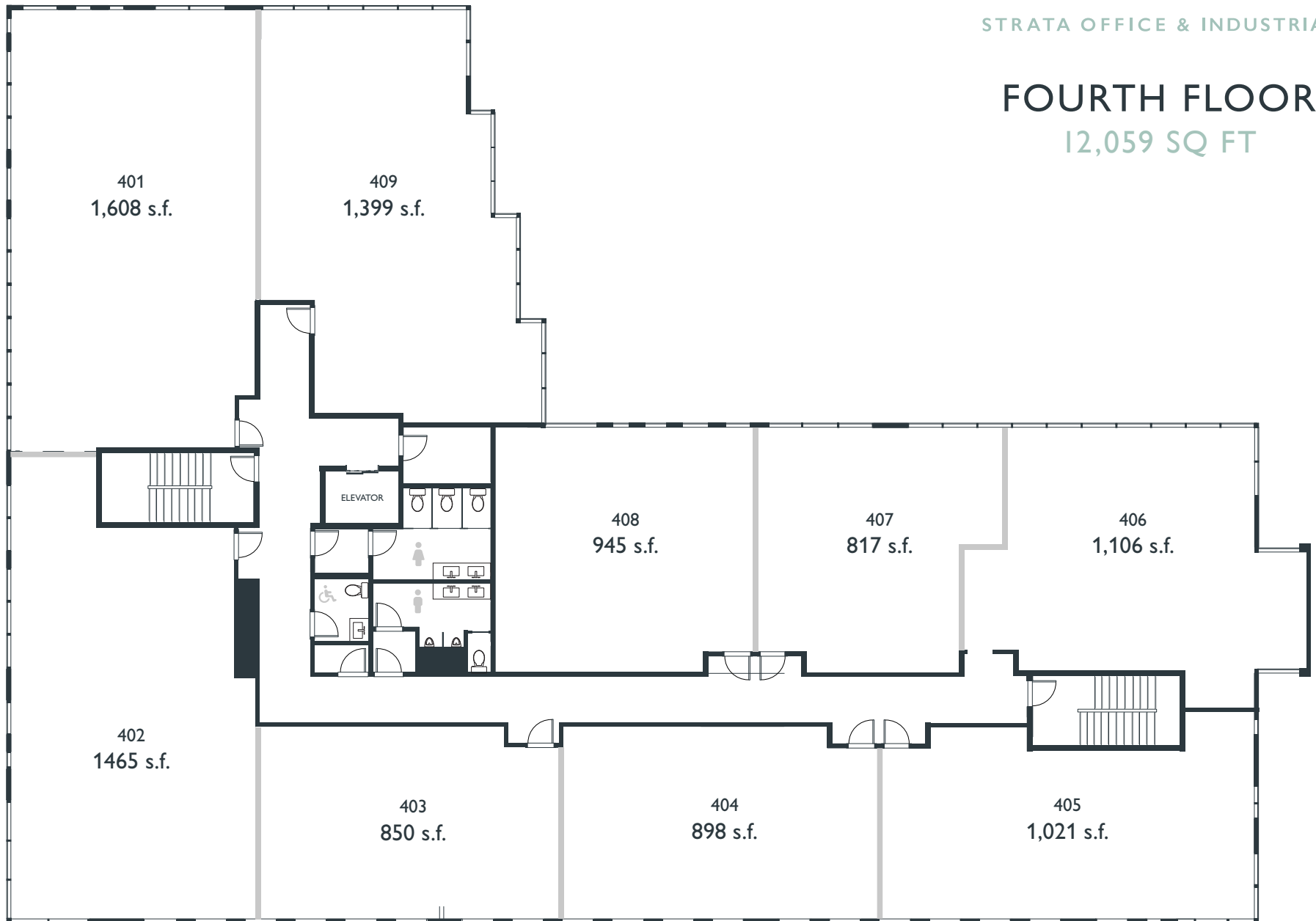


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## FOURTH FLOOR

12,059 SQ FT





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[HYLAND2.COM](http://HYLAND2.COM)

SALES & MARKETING

**VANGUARD**

**Sutton**  
SUTTON - PREMIER REALTY

[sales@vanguardrem.com](mailto:sales@vanguardrem.com)  
604-512-1295