

**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 64<sup>th</sup> Avenue, Suite 214

Langley, BC V2Y 1N5

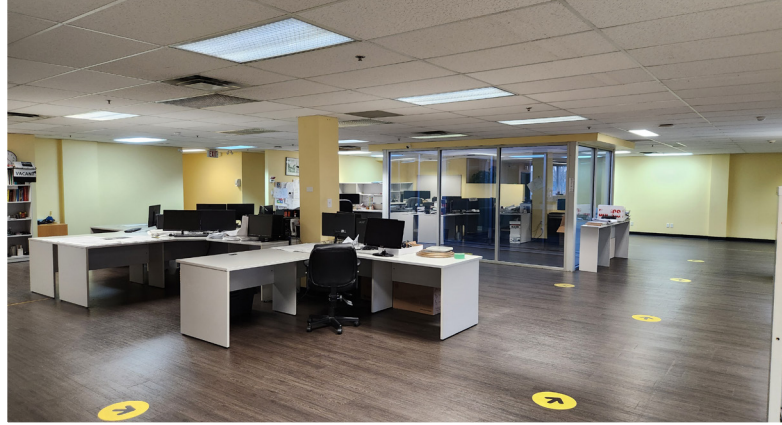
+ 1 604 683 7535

[naicommercial.ca](http://naicommercial.ca)

# #201 - 17688 66 Ave, Cloverdale, BC

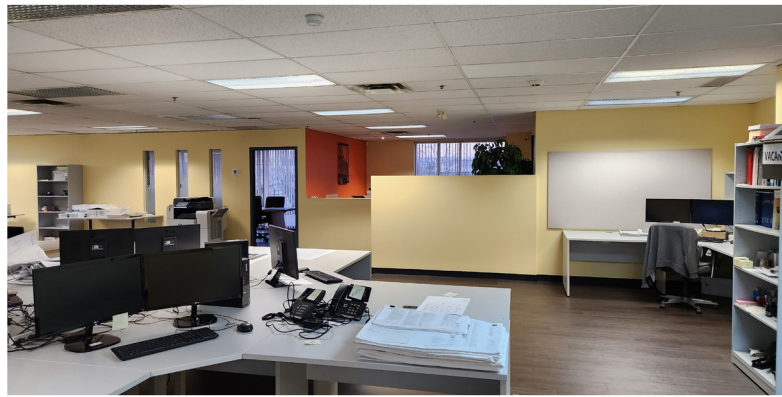
## Property Summary

<b>Leasable Area:</b>	4,282 SF
<b>Zoning:</b>	IB (Industrial Business)
<b>Year Built:</b>	1995
<b>Basic Rent:</b>	\$18.00/SF
<b>Additional Rate:</b>	\$8.25/SF
<b>Monthly Rent:</b>	\$9,366.88 plus GST
<b>Availability:</b>	May 1 <sup>st</sup> , 2026

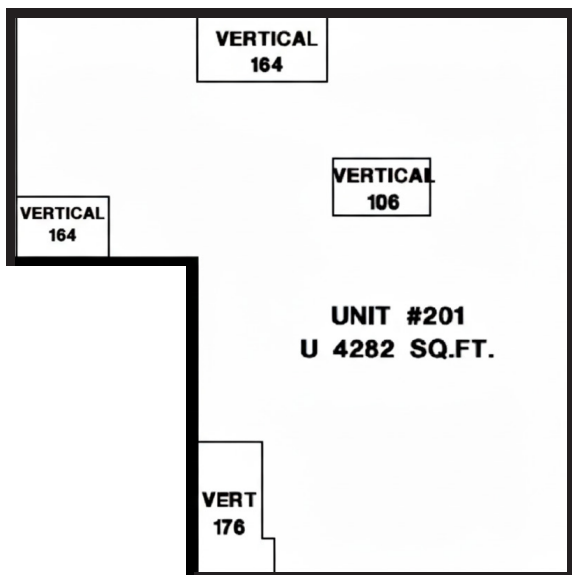


## Property Description

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.



## Floor Plan





**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

**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 64<sup>th</sup> Avenue, Suite 214  
Langley, BC V2Y 1N5  
+ 1 604 683 7535  
naicommercial.ca

© 2026 NAI Commercial (Langley) Ltd. All Rights Reserved.  
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.