

# PACIFIC HIGHWAY

Business Park

17660 65A AVENUE  
SURREY, BC



**FRONTLINE**  
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

## STRATA OFFICE UNITS FOR SALE / LEASE

### PROPERTY HIGHLIGHTS

- Units from 860 - 35,000 sf available
- Situated on Highway 15 at 64 Avenue
- Adjacent to retail amenities
- Priced from the high \$200,000's

*For more information*  
PLEASE CONTACT:

Jordan MacDonald  
d 604.687.8320  
c 604.240.8366  
jordan@FLRE.ca

Todd Bohn  
d 604.676.4138  
c 778.808.8633  
todd@FLRE.ca

[www.pacifichighwaybusinesspark.com](http://www.pacifichighwaybusinesspark.com)

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# PROJECT OVERVIEW

## OVERVIEW

The Pacific Highway Business Park is a multi phased mixed-use development consisting of warehouse, office and retail space. Positioned adjacent to the Cloverdale Crossing Shopping Centre on the Pacific Highway (Highway #15), the development benefits from highway exposure, retail amenities and a strategic logistical location within the Fraser Valley. When fully built out the Pacific Highway Business Park will consist of 20,000 sf of warehouse space (Phase 1), 35,000 sf of office space (Phase 2) and 10,000 sf of retail space (Phase 3) for a total area of 65,000 sf.

## GROUND FLOOR

UNIT	AREA	PRICE	PRICE PSF
101	1,600 sf	\$600,000	\$375
102	1,695 sf	\$601,725	\$355
103	915 sf	\$324,825	\$355
104	860 sf	\$299,280	\$348
105	1,460 sf	\$518,300	\$355
106	1,600 sf	\$576,000	\$360
107	1,470 sf	\$477,750	\$325
108	1,160 sf	\$377,000	\$325
109	1,725 sf	\$560,625	\$325

## SECOND FLOOR

UNIT	AREA	PRICE	PRICE PSF
201	1,475 sf	\$553,125	\$375
202	1,570 sf	\$541,650	\$345
203	1,175 sf	\$405,375	\$345
204	1,330 sf	\$458,850	\$345
205	1,570 sf	\$541,650	\$345
206	1,545 sf	\$579,375	\$375
207	1,695 sf	\$601,725	\$355
208	1,805 sf	\$613,700	\$340
209	1,805 sf	\$613,700	\$340
210	1,585 sf	\$538,900	\$340
211	1,545 sf	\$525,300	\$340
212	1,765 sf	\$626,575	\$355

## LEASE RATES

Please contact listing agents for information on lease rates.

FOR MORE INFORMATION CALL 604.687.8300

# PACIFIC HIGHWAY

## Business Park

### LOCATION

Situated on Pacific Highway just one block north of 64 Avenue, this central location provides convenient access to Highway #1, Highway #10, Fraser Highway and the Pacific Border Crossing.

### ZONING

Flexible IB zoning (business park) allowing for a wide range of light industrial, office and commercial uses.

### OFFICE FEATURES

- Abundant glazing
- Adjacent to commercial amenities
- Undercover parking available
- High efficiency HVAC distributed to unit
- Plumbing to individual units available
- 860 to 35,000 sf available
- Flexible unit sizes and dimensions



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200 - 5658 176 Street  
Surrey, BC V3S 4C6

o 604.687.8300  
f 604.687.8322

[www.FLRE.ca](http://www.FLRE.ca)



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