

# FOR LEASE



## #207—5740 176A Street Cloverdale, B.C.

### Remarks:

- Beautifully finished offices
- Cloverdale professional building
- Sub-lease

### Location:

- Centre of Cloverdale
- Southeast corner of 176A St. & 57 Ave
- 2nd floor

### Lease Rate:

- Base = \$13.50 p.s.f. (\$1,040.62/month)
- CACs = \$ 6.88 p.s.f. (\$530.33/month)
  - Includes heat, light and air-conditioning
- 4.5 years remaining on current lease
- Base rate escalates slightly in 4th and 5th years

### Size:

- 925 square feet

**EVAN BRETT**

**Office: 604.530.0231**

**Cell: 604.788.5058**

Visit [www.evanbrett.com](http://www.evanbrett.com)

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#111 - 20434 64th Avenue Langley, BC

# 27130 Fraser Highway

## Features:

- 5 offices, boardroom and reception area
- Slate flooring
- L.A. lighting
- Opaque glass doors
- Daylight boardroom
- Balcony
- Security system



## Comments:

- Lots of parking
- Arrangement for furniture could be made
- RCMP community station is tenant in building
- No elevator
- Building is well-maintained and well-managed

For further information ....

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