

## Cloverdale Gateway

17577 - 56 Avenue



### Highlights:

- Central location with direct access to Highway 10
  - Pylon signage opportunity
  - Ample parking
  - Close to public transit
- 37,000 vehicles per day on Hwy 10  
30,000 vehicles per day on Hwy 15

### Contact:

**604.510.5555**

Gordon MacPherson \*  
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Ryan Schwartz \*  
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RE/MAX Commercial Advantage

#202 - 15127 - 100 Avenue

Surrey, BC, V3R 0N9

\* Personal Real Estate Corporation

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For more information visit: [www.fvcre.com](http://www.fvcre.com)

# OFFICE FOR LEASE

## Cloverdale Gateway

17577 - 56 Avenue

### Location:

Positioned on 176th Street and Highway 10, this 2 storey building is the gateway to Cloverdale. Located in the heart of the Fraser Valley, Cloverdale serves as a central hub to many destinations and is characterized with a small-town feel. Visitors are drawn by the antique storefronts, a variety of restaurants and unique specialty shops.

### Opportunity:

Cloverdale Gateway is a great opportunity for all professionals including financial advisors, architects, law firms, accountants and medical practitioners. This high quality building boasts concrete and steel frame construction with extensive glazing, red brick columns with maple stained wood beams and a tower feature to define the corner of the building.

### Availability

#### Ground Floor:

Unit	Square Feet
100	LEASED
101	LEASED
102	LEASED

#### Second Floor:

Unit	Square Feet
201	1,147
202	973
203	1,149
204	1,252
205	1,236

### Call Broker for Details

Operating Costs & Taxes: \$10.50 psf / annum

[cloverdalegateway.com](http://cloverdalegateway.com)

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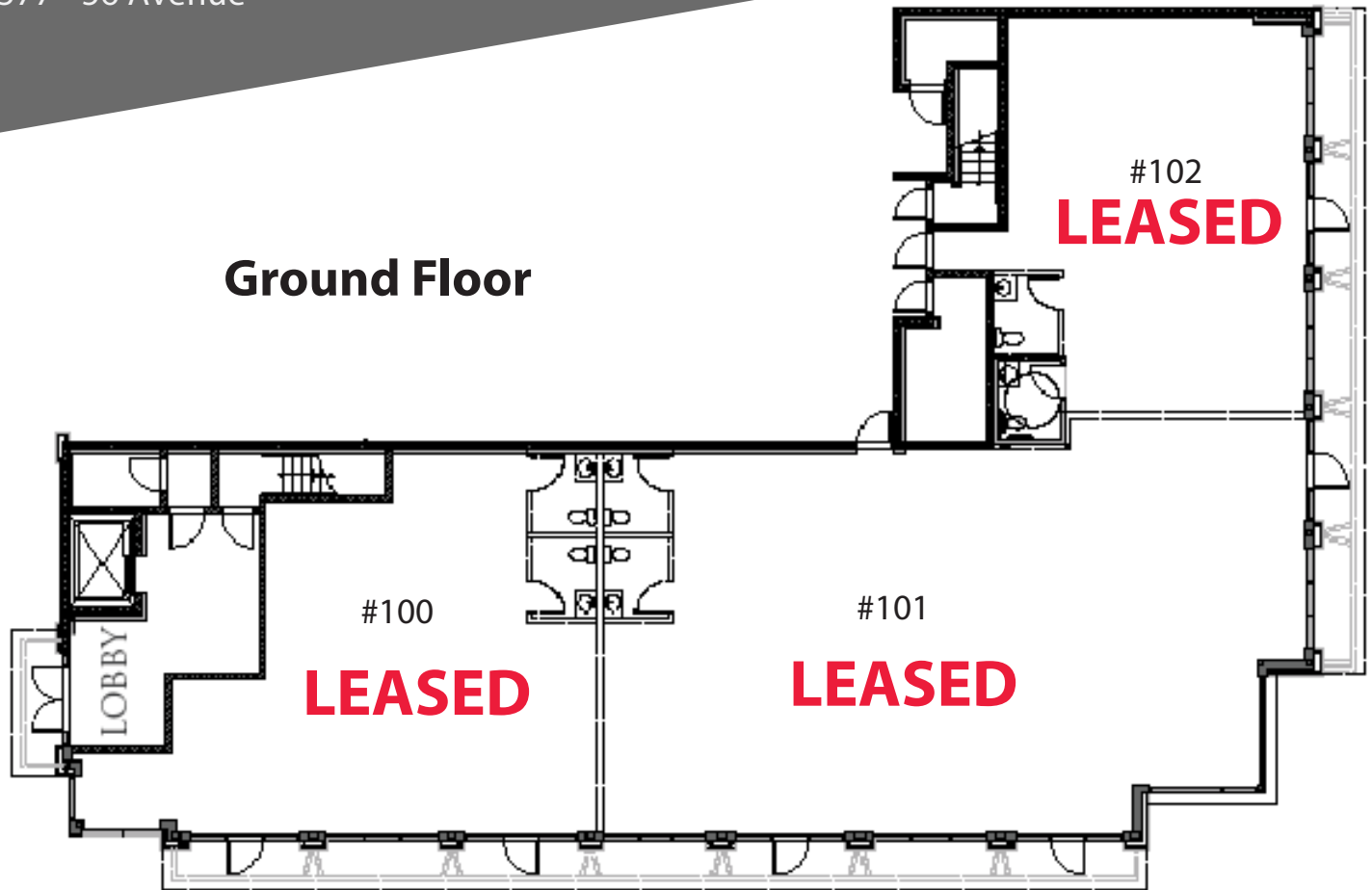


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### Ground Floor



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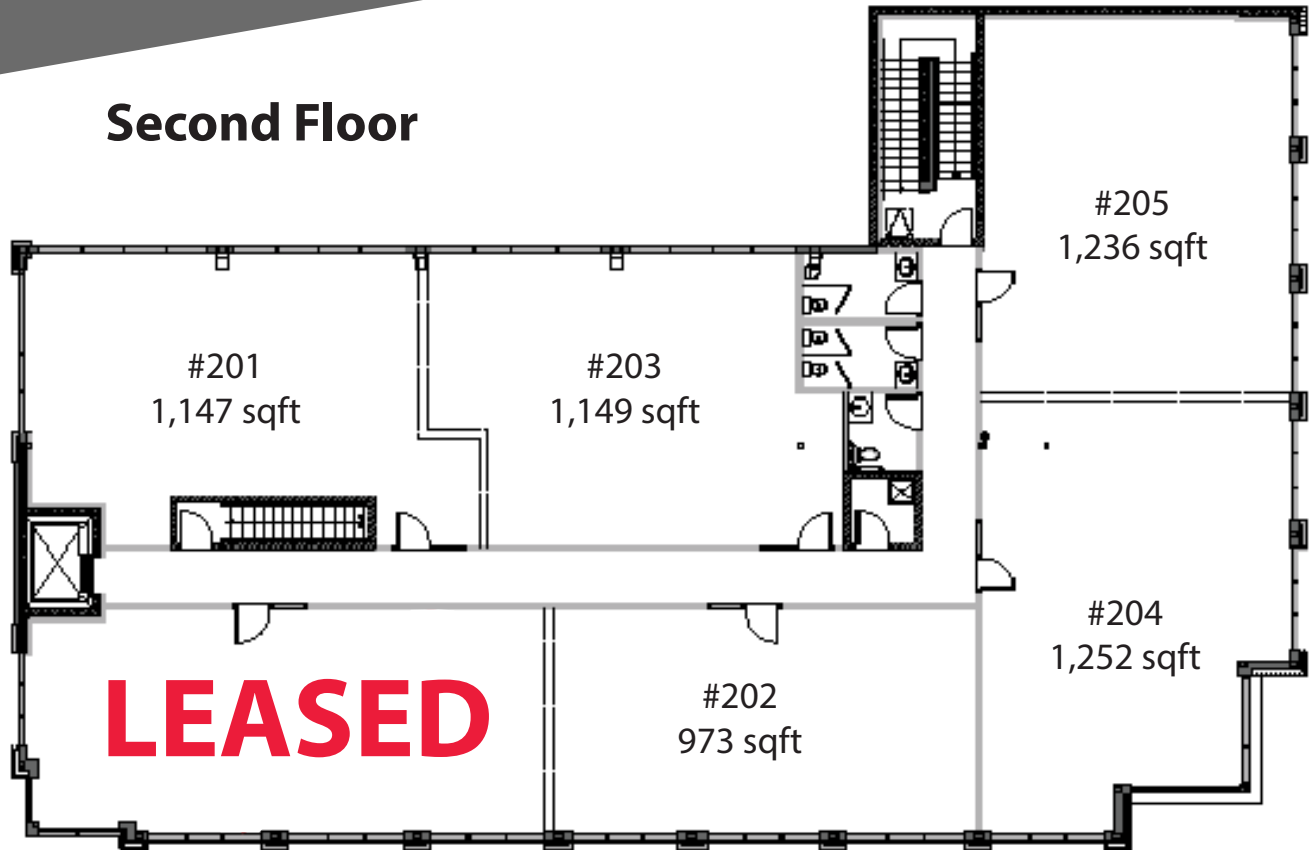
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## Cloverdale Gateway

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### Second Floor



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