

**201-203 - 6678 152 STREET, SURREY**  
**BRAND NEW OFFICE AT HYLAND SQUARE**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

**JOSH JAWANDA**  
PERSONAL REAL ESTATE CORPORATION  
josh@williamwright.ca  
604.545.0636

**NATHAN ARMOUR**  
PERSONAL REAL ESTATE CORPORATION  
nathan@williamwright.ca  
604.545.0636





## OVERVIEW

Opportunity to lease a brand new office space in East Newtons modern Hyland Square with direct exposure to 152nd Street. These units allow prospective Tenants to take advantage of flexible demising options which is ideal for a variety of small businesses with a diverse CD zoning.



Central Location



Brand New Office



Flexible Demising Options



Direct Exposure to 152nd Street

### SIZE

+/- 792 SQFT

### BASIC RENT

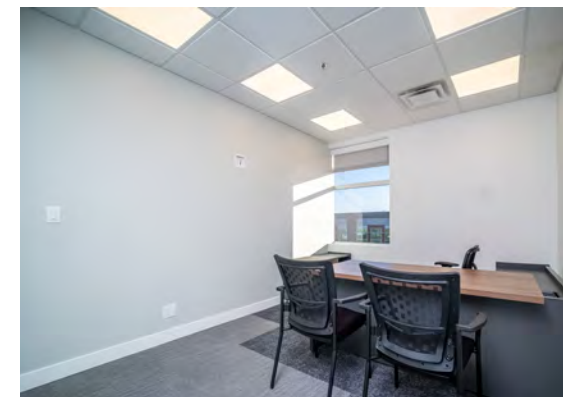
Contact Listing Agents

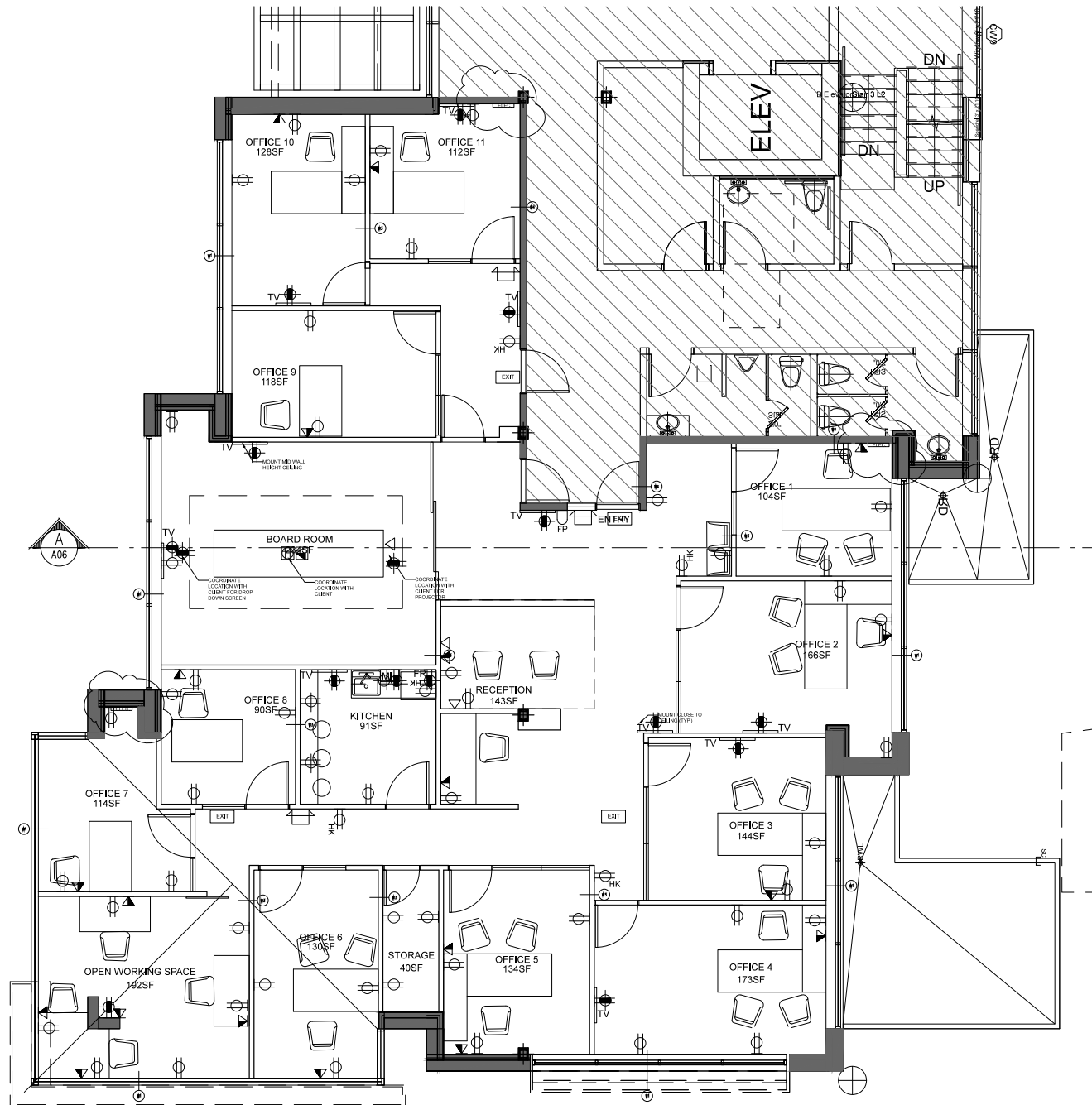
### ZONING

CD

### MONTHLY RENT

Contact Listing Agents





Sizes are approximate and based on architectural measurements.



### LOCATION

Situated along 152nd Street, Hyland Square is one of the most central Business Parks located in Surrey. Its convenient location provides easy access to the Lower Mainland via major highways and arterial roads. The space makes it easy for your clients, customers, and workforce to get to you. With the completion of the future Surrey Langley SkyTrain extension in 2028, including a station at 152nd Street/Fraser Highway, Hyland Square will be one of the most accessible industrial developments in the area.

### FOR MORE INFORMATION CONTACT

**JOSH JAWANDA**  
 PERSONAL REAL ESTATE CORPORATION  
[josh@williamwright.ca](mailto:josh@williamwright.ca)  
 604.545.0636

**NATHAN ARMOUR**  
 PERSONAL REAL ESTATE CORPORATION  
[nathan@williamwright.ca](mailto:nathan@williamwright.ca)  
 604.545.0636