

FOR LEASE

UNIT 100 – 34077 GLADYS AVE • ABBOTSFORD • BC



CDW
& ASSOCIATES
COMMERCIAL REAL ESTATE

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501 – 889 Pender Street, Vancouver, BC

RE/MAX
COMMERCIAL
RE/MAX COMMERCIAL ADVANTAGE



Each office independently owned and operated.





A MODERN REDESIGN WAS BROUGHT TO THIS DISTINCTIVE ABBOTSFORD BUILDING - The Mill Tower - approximately 10 years ago in the Downtown Core and you have a chance to be the first business to occupy this impressive 2nd floor space! Parking is ample with approximately 40+ surface stalls available to employees & visitors and access to central Abbotsford and multiple Highway 1 exits are only minutes away.



**FIRST FLOOR
ABBOTSFORD, BC
OFFICE BUILDING**

2407 SF

**LEASE RATE:
\$25.00/SF**

**ADDITIONAL RENT:
\$12.50/SF**

**AVAILABILITY:
JULY 1, 2024**

**MLS NUMBER:
C8060957**

**ZONING:
CSC- SECONDARY
COMMERCIAL ZONE**

MULTIPLE
ENTRANCES VIA
COMMON AREA OR
EXTERIOR OF BUILDING
TO UNIT

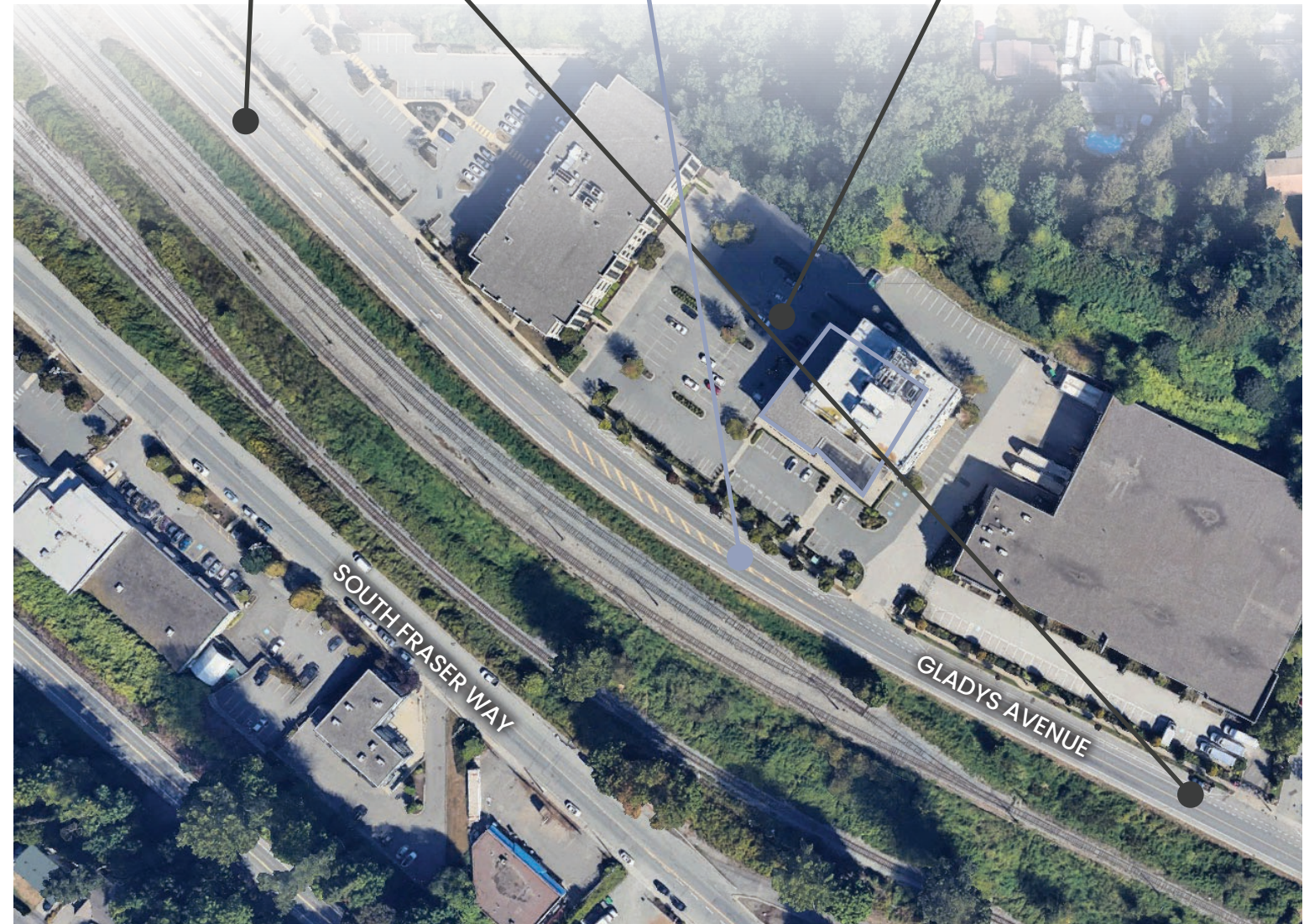


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EASY
ACCESS
TO BOTH HWY 1
AND HWY 11, AND
TO SOUTH
FRASER
WAY

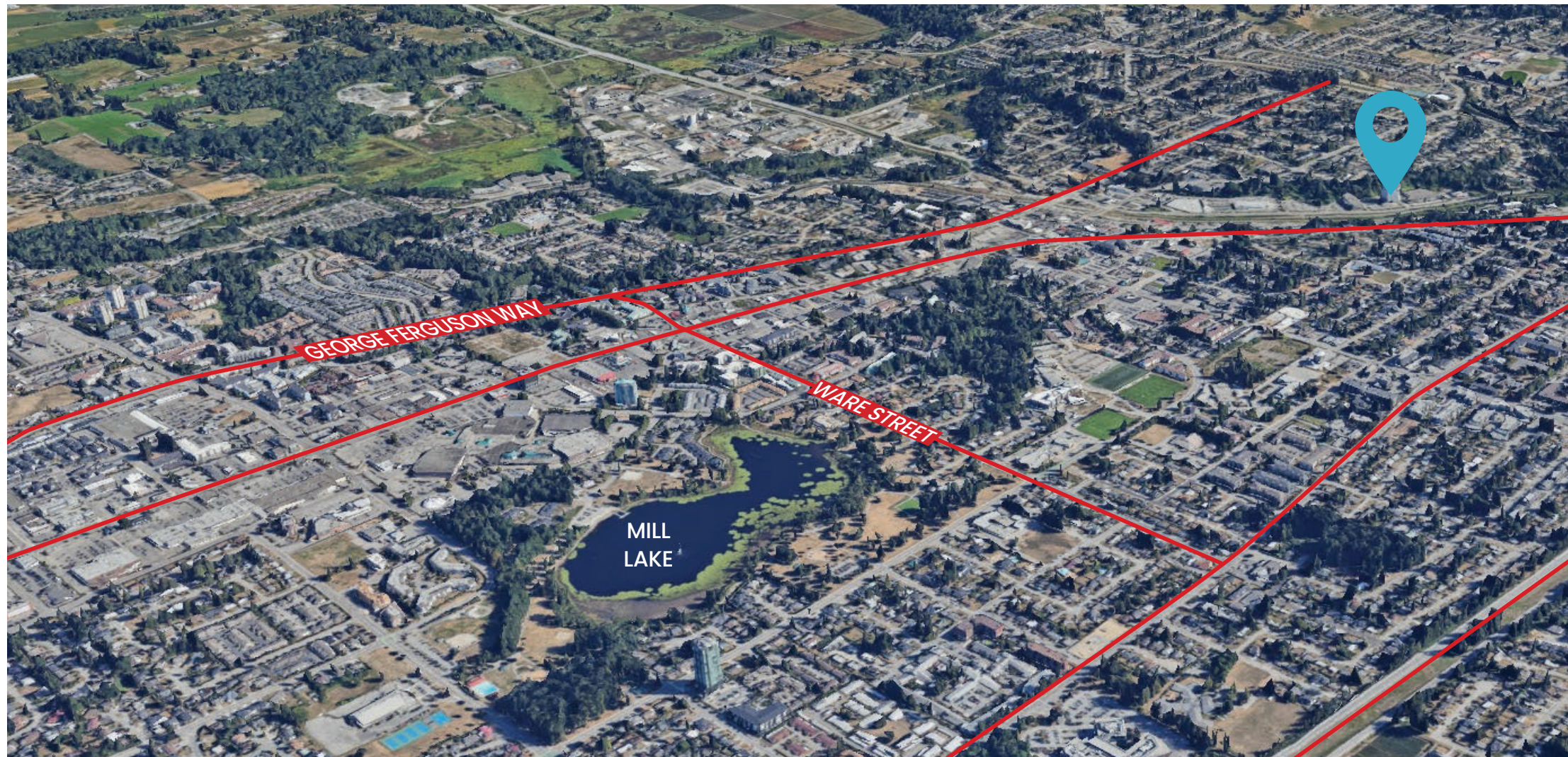
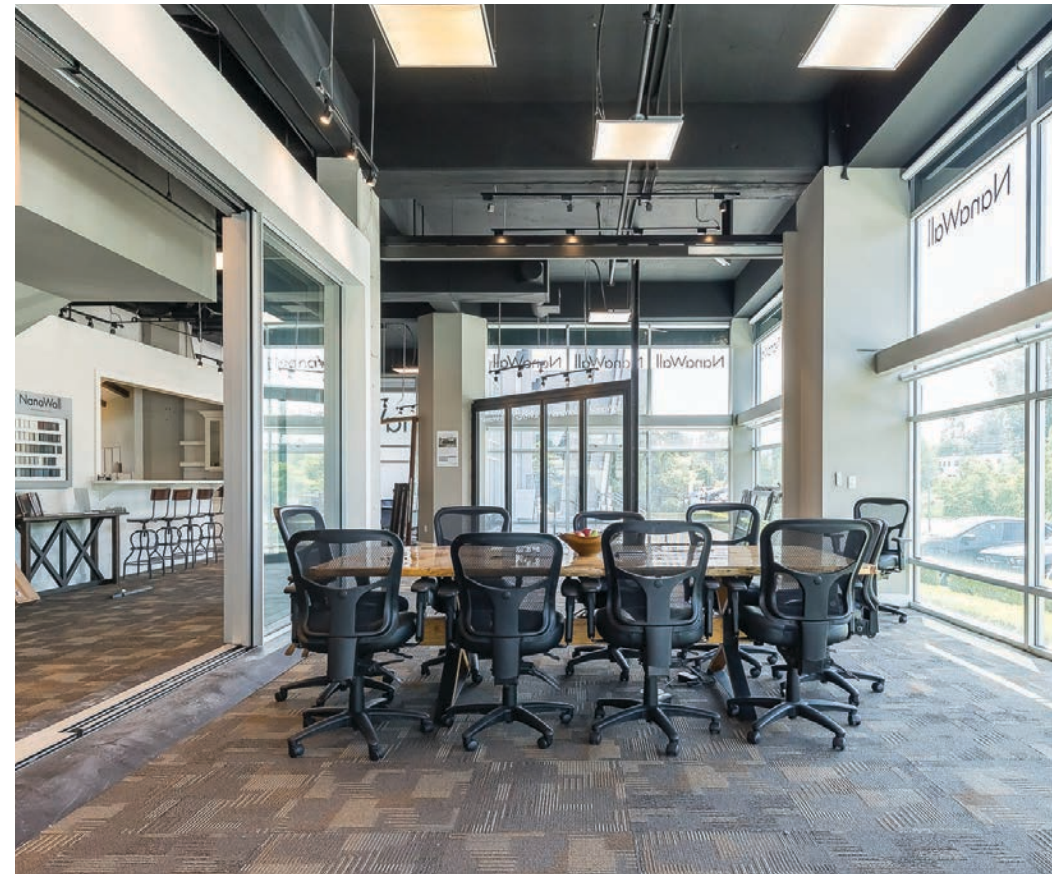
PRIME
EXPOSURE
FROM
GLADYS AVE

40+ SURFACE
PARKING STALLS
AVAILABLE FOR
EMPLOYEES AND
VISITORS



**LARGE OPEN CONCEPT
OFFICE SPACE**
LOCATED IN THE WELL KNOWN
MILL TOWER BUILDING
IN DOWNTOWN ABBY

CDW



SOUTH FRASER WAY

MARSHALL ROAD



TRANS CANADA HIGHWAY (HWY 1)



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