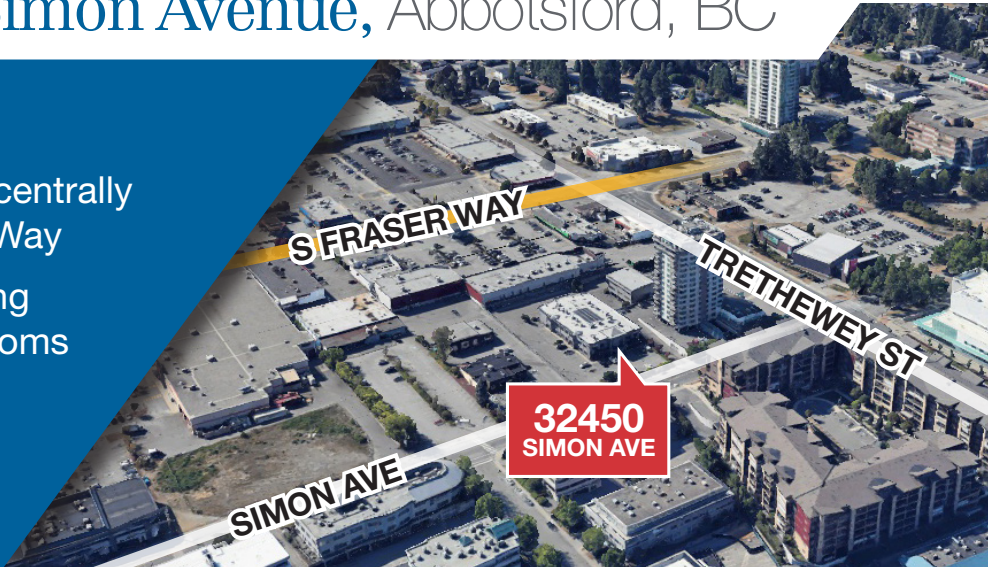




Unit 104B | 32450 Simon Avenue, Abbotsford, BC

## FOR LEASE

- ▶ Professional main floor office, centrally located close to South Fraser Way
- ▶ Professionally managed building with elevator, common washrooms and large atrium
- ▶ Ample surface parking
- ▶ Net lease rate: \$22.00/SF



## VALLEY COMMERCIAL TEAM

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# Unit 104B

## 32450 Simon Avenue

Abbotsford, BC

### Property Summary

<b>Unit Size:</b>	863 SF
<b>Net Rent:</b>	\$22.00/SF
<b>Additional Rate:</b>	\$9.00/SF
<b>Gross Rent:</b>	\$2,229.42/month + GST
<b>Availability:</b>	July 1 <sup>st</sup> , 2025
<b>Unit Description:</b>	Main floor office with reception, three private offices and a kitchenette.

### Location

Abbotsford has a population of approximately 160,000, projected to increase to 225,000 within the next 10 years. Abbotsford is located 40 miles to the east of Vancouver and at the Sumas border crossing. Located in the heart of the Fraser Valley, it provides easy access to much of the lower mainland, the interior of the Province and to the northwestern United States.

### Site Location

The site is located on Simon Ave. approximately 1/2 block from the Abbotsford civic complex. The lot is paved with surface parking for 80 cars.

### Building Description

The building is a two storey concrete block structure with a clear span truss tar and gravel roof. Heating and cooling is provided via roof top mounted units. The building features a 2 storey atrium open to a sky light and an elevator. Common washrooms are provided on each floor.

### Zoning

C-5 (City Centre Commercial)





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