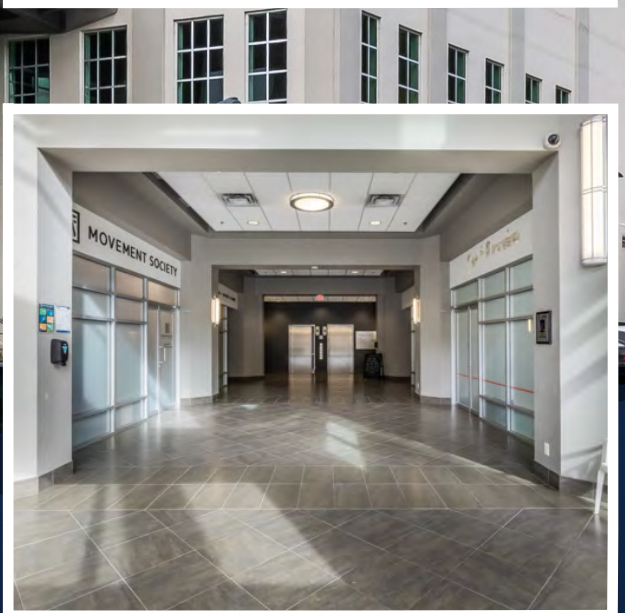


# FOR LEASE

MILL TOWER  
34077 GLADYS AVENUE  
ABBOTSFORD, BC

**RE/MAX**  
COMMERCIAL

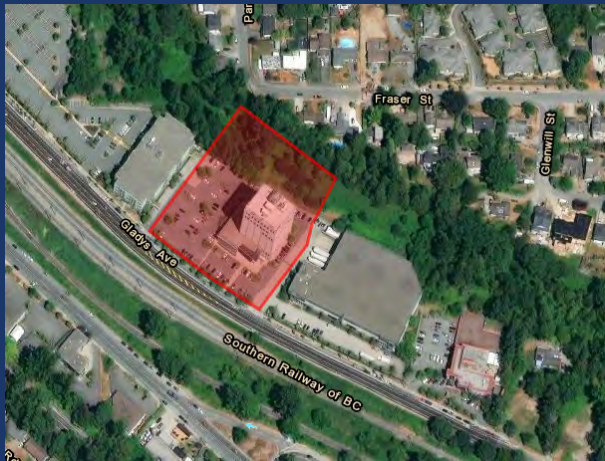


A modern redesign was brought to this distinctive Abbotsford building - The Mill Tower - approximately 10 years ago in the Downtown Core. Parking is ample with approximately 40+ surface stalls available and access to central Abbotsford and multiple Highway 1 exits are only minutes away. Still in partial shell phase, this unit has had the demising walls installed, installed, is now fully drywalled and carpet tiles have been laid down.



# FOR LEASE

# PROPERTY SUMMARY



**AVAILABLE SF:** 785 - 2,383 SF\*

**UNITS AVAILABLE:** 230, 240A, 240B

**LEASE RATE:** \$26.00/SF

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

**AVAILABILITY:** Immediately

**BUILDING NAME:** Mill Tower

**YEAR BUILT:** 1968 (Renovated 2023)

**SPACE USE:** Professional Office

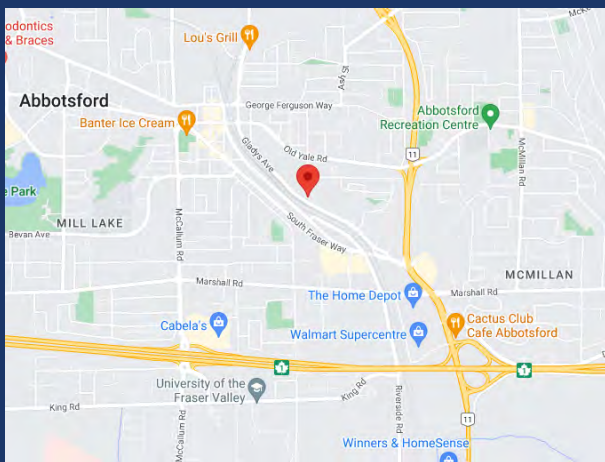
**ZONING:** CSC - Community Commercial Zoning

**LEGAL:** STRATA LOT 7 & 8; SECTION 15 TOWNSHIP 16 NEW WESTMINSTER DISTRICT

STRATAPLAN EPS1530 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

*\*Any of these units can be combined to create a larger floor plan if necessary.*

Call the CDW & Associates Team to book a showing!



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## UNIT 230 - 34077 GLADYS AVENUE



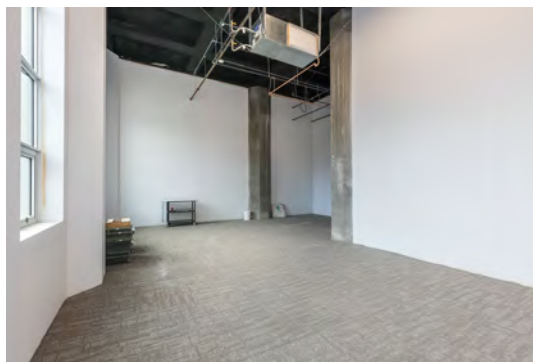
**Size:** 2,383 SF  
**Base Rent:** \$26.00/SF  
**MLS #:** C8049247

## UNIT 240A - 34077 GLADYS AVENUE

**Size:** 785 SF  
**Base Rent:** \$26.00/SF  
**MLS #:** C8049249



## UNIT 240B - 34077 GLADYS AVENUE



**Size:** 878 SF  
**Base Rent:** \$26.00/SF  
**MLS #:** C8049251

The information contained herein has been obtained through sources deemed reliable by CDW & Associates - RE/MAX Little Oak Realty, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information which is of special interest should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.



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