

FOR LEASE

OFFICE SPACE

Unit 101A - 30701 Simpson Rd
Abbotsford, BC V2T 6C7

Lease Rate: \$16.00/ SF



LARGE FULLY FINISHED OFFICE SPACE FOR LEASE IN INDUSTRIAL AREA OF MT. LEHMAN ROAD

Just minutes from the Abbotsford airport & Highway 1 and located in the industrial area of Mt. Lehman, this second floor, 2850 square foot office is fully finished and waiting for your business to move in! Built in the early 90's this building has been impeccably maintained with 8 huge offices, 2 storage or warehouse rooms, a welcoming reception area and so much more! *Text amendment has been added to the zoning bylaw to allow for other professional business uses. Contact listing agent for more info.



RE/MAX Little Oak Realty
#120-9220 Glover Rd., Langley, BC V1M 2S2
Office: 604.888.2475 Office Fax: 1.866.551.3410
RE/MAX Western Canada Commercial Division



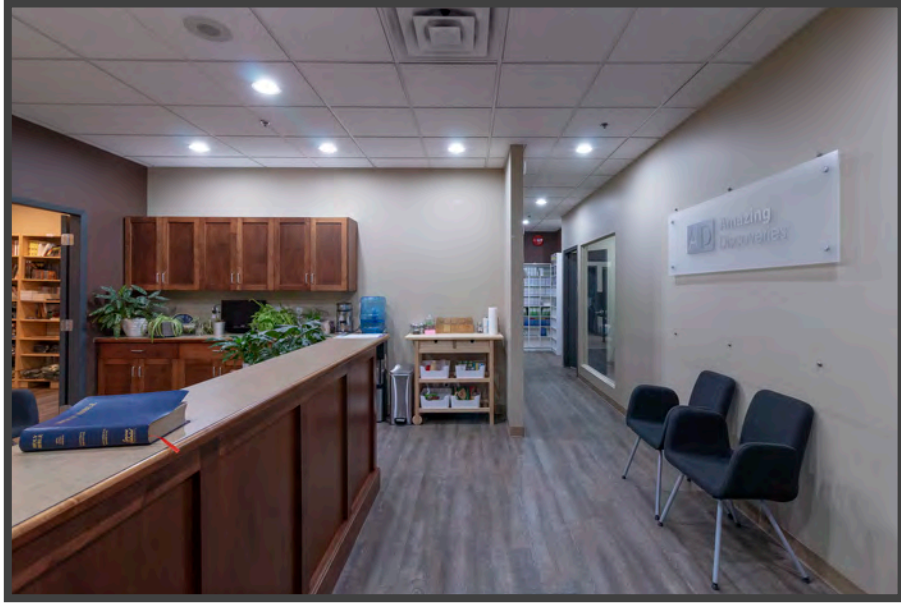
Charles D. Wiebe, CIPS, E.Tech
Commercial REALTOR[®]
Direct: 778.549.8555
charles@cdwandassociates.com

Marty Peters, CIPS
Commercial REALTOR[®]
Direct: 604.308.2931
marty@cdwandassociates.com

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OVERVIEW

PROPERTY TYPE

Office

UNIT

101A

SIZE

2,850 SF

LEASE RATE

\$16.00/SF (Basic Lease Rate of \$16.00/SF is for the 1st Year only on a 5 Year term)

ADDITIONAL RENT

\$4.00/SF

ZONING

I2-General Industrial

FEATURES

- Copy & server rooms with back up generator
- Staff kitchen with dishwasher
- Beautiful color scheme with accent walls
- Beautiful color scheme, accent walls



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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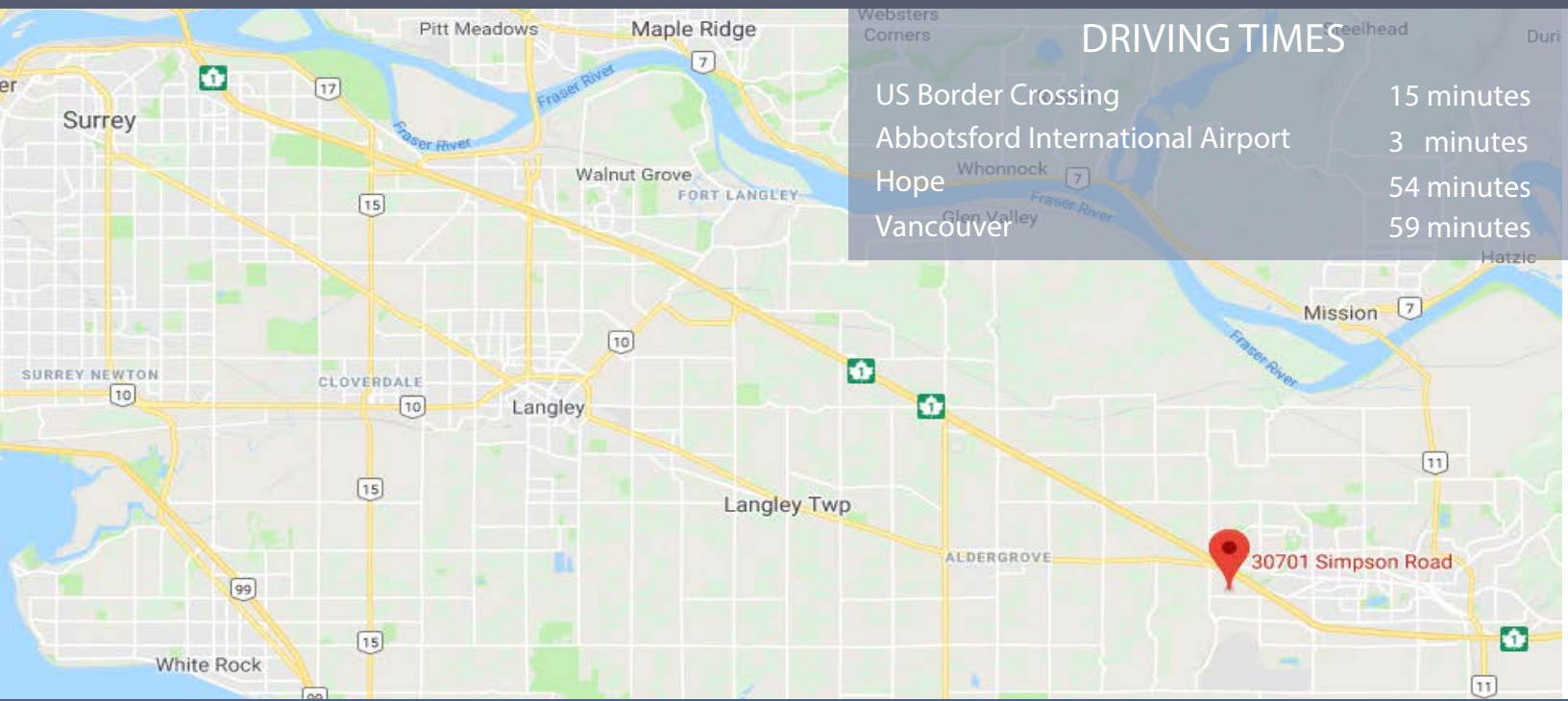
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DRIVING TIMES	
US Border Crossing	15 minutes
Abbotsford International Airport	3 minutes
Hope	54 minutes
Vancouver	59 minutes



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