



FOR LEASE

Unit 105 - 43995 Progress Way
Chilliwack, BC

Turn-Key Office Space

- » Flexible Zoning
- » Modern Build-Out
- » Close Proximity to Highway 1
- » Available Immediately
- » **MEDICAL USES NOW PERMITTED**

JAMIE SCHREDER

Personal Real Estate Corporation

CORY SCHREDER

Personal Real Estate Corporation

UPDESH GREWAL

Personal Real Estate Corporation



PROPERTY INFO

RENTABLE AREA

Office: 3,440 ft²

BASIC RENT

\$28.00/ ft² / per annum

ADDITIONAL RENT

\$7.88/ ft² / per annum

EST. GROSS RENT

\$10,285.60 / month + GST

ZONING

CD-10 (Comprehensive Development)

Intended to accommodate a wide range of office uses including medical oriented users.



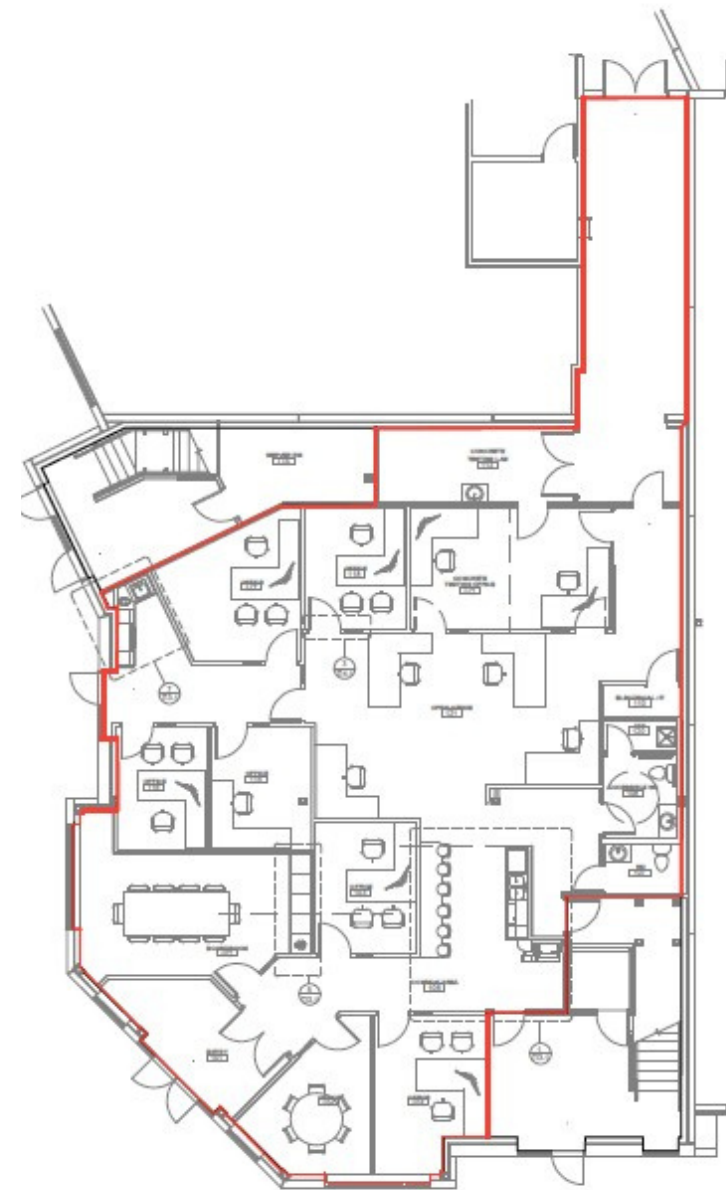
105 - 43995 Progress Way (Chilliwack, BC)

This modern, turn-key 3,440-square-foot ground floor unit in Chilliwack sits in a highly accessible location near the Highway 1 and Lickman Road interchange. **Most notably, the property's zoning has just been updated to permit medical users, offering a prime opportunity for healthcare practitioners, clinics, and wellness centers.**

The existing layout is perfectly suited for patient care or general office uses, featuring eight large private offices, a dedicated conference room, and a spacious, welcoming bullpen area with a kitchenette. Your business will benefit directly from Chilliwack's rapidly growing and diverse economy.

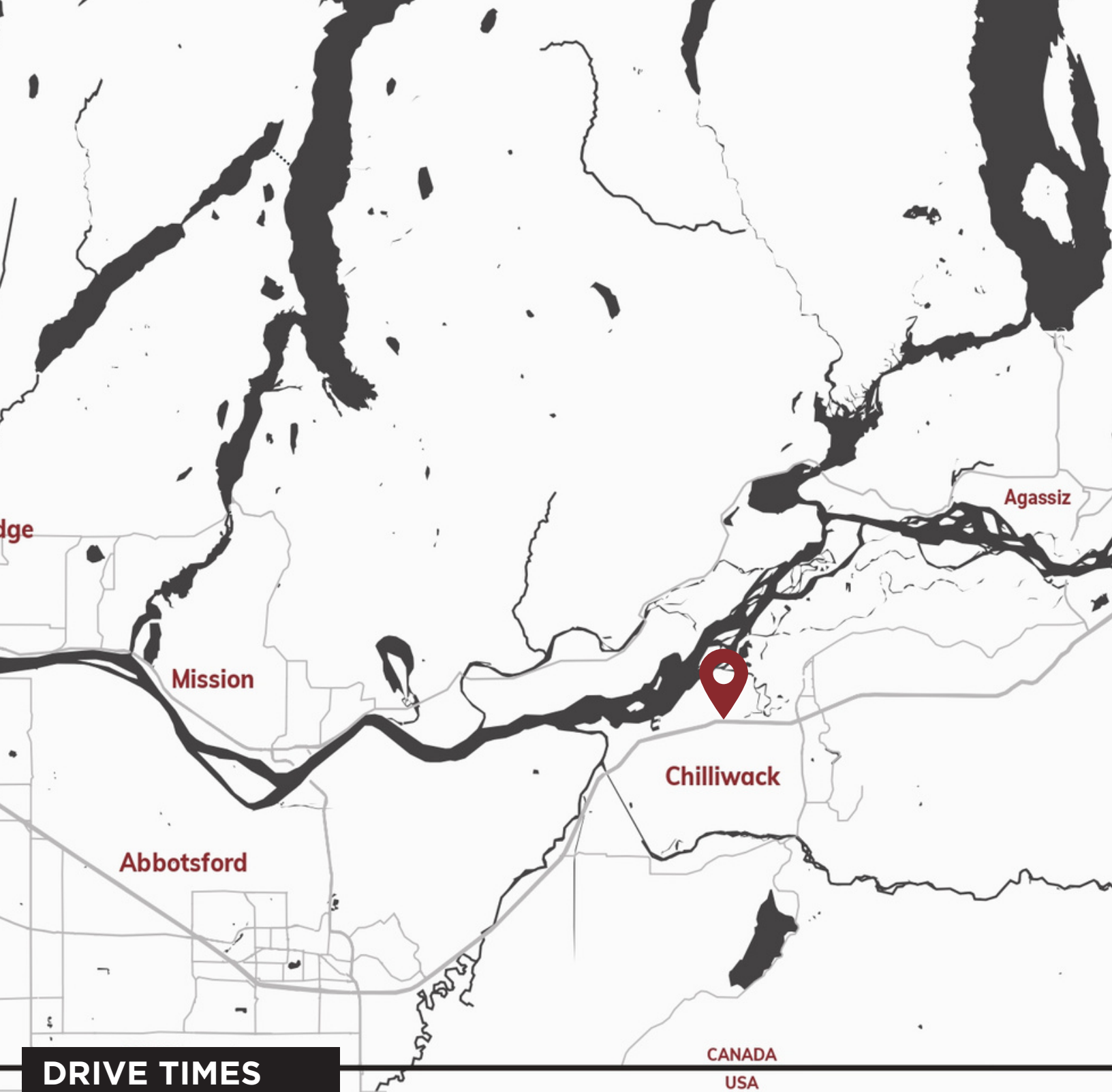
With significant recent commercial and residential development in the surrounding area, this location drives consistent local traffic and provides a robust, built-in patient and client base for a wide variety of medical and professional services.

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FLOORPLAN & MEASUREMENTS

Please note that all measurements are approximate and should be verified by the tenant if deemed important to them.



DRIVE TIMES

ABBOTSFORD	24 MINS
MISSION	33 MINS
LANGLEY	54 MINS
MAPLE RIDGE	57 MINS
SURREY	66 MINS
BURNABY	72 MINS
DELTA	85 MINS

JAMIE SCHREDER
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LORI NICOL
Unlicensed Assistant



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