

// 2 Suites of Improved  
Office Space

# FOR LEASE

32160 South Fraser Way  
Abbotsford, BC



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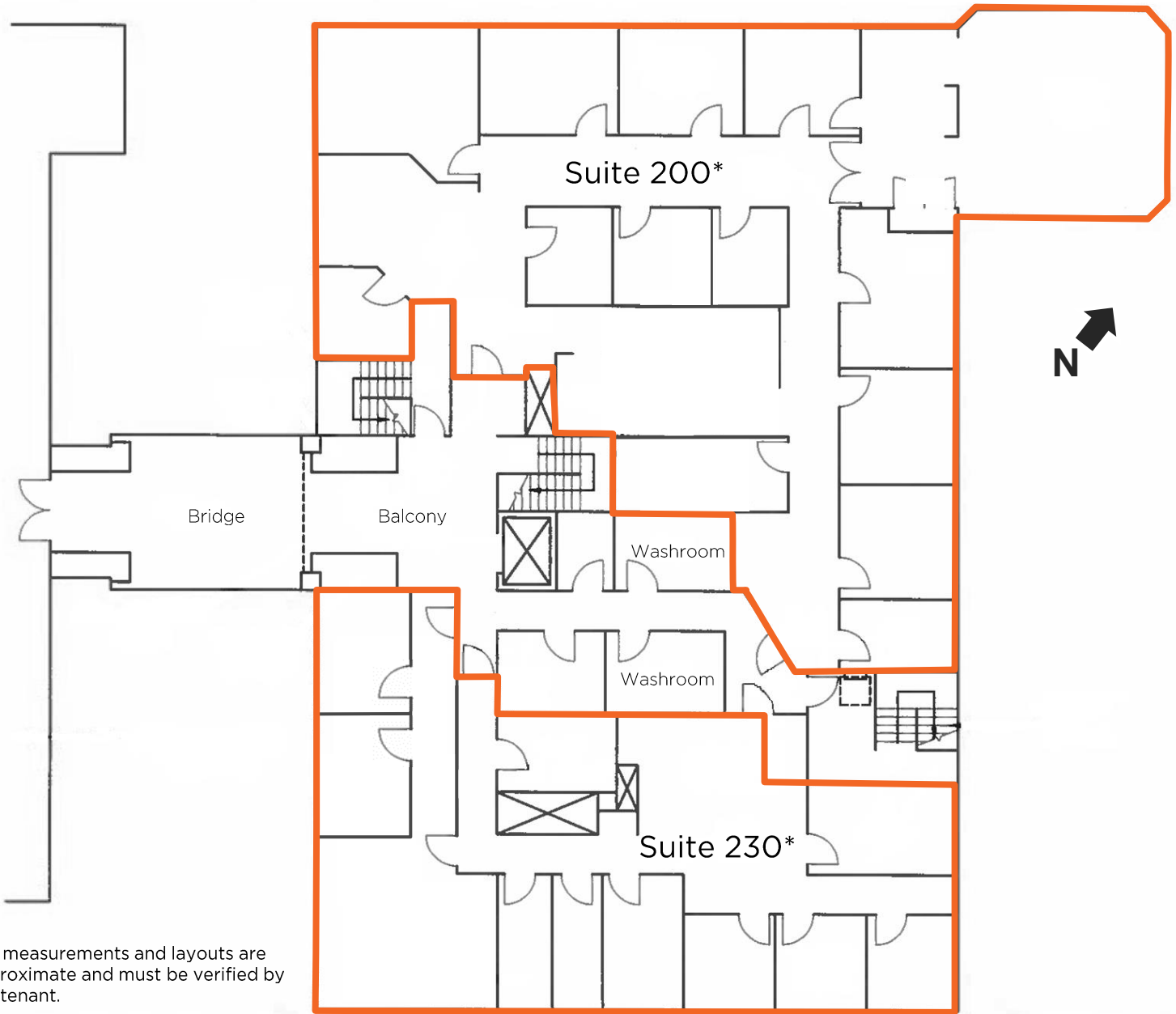
# PROPERTY DETAILS



Opportunity to lease improved office space on the second floor of a prominent building located on South Fraser Way in Abbotsford. Suite 200 is built out with multiple offices, boardroom, kitchenette, and reception. Suite 230 has multiple offices, lunchroom, and reception. Shared common area meeting room available to tenants.

<b>Address</b>	32160 South Fraser Way, Abbotsford
<b>Suite 200</b>	5,653 sf
<b>Suite 230</b>	2,770 sf
<b>Basic Rent</b>	Contact Agents
<b>Additional Rent</b>	\$15.30 psf est. 2024
<b>Zoning</b>	C3
<b>Availability</b>	On Notice
<b>Parking</b>	Available

# INTERIOR FEATURES



\*All measurements and layouts are approximate and must be verified by the tenant.



# LOCATION

Prime location on a main transit corridor in central Abbotsford with close proximity to numerous amenities, parks, City Hall, University of the Fraser Valley, Abbotsford Centre, Tradex, and Abbotsford International Airport. The City of Abbotsford is centrally located in the heart of the Fraser Valley with major arterial routes and highways providing accessibility to surrounding municipalities and the US / Canada border.

- 1 Starbucks
- 2 Petro-Canada
- 3 City Hall
- 4 Clearbrook Town Square
- 5 West Oaks Mall
- 6 Club16 Trevor Linden Fitness
- 7 Abbotsford Law Courts
- 8 Clearbrook Library



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