

FOR LEASE  
FOR SUB-LEASE

#303A 2600 GLADYS AVE • ABBOTSFORD • BRITISH COLUMBIA

#202A 2600 GLADYS AVE • ABBOTSFORD • BRITISH COLUMBIA

CDW



## PIONEER SQUARE OFFICE BUILDING

**CDW**  
& ASSOCIATES  
COMMERCIAL REAL ESTATE

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501 - 889 Pender Street, Vancouver, BC

**REMAX**  
COMMERCIAL  
ADVANTAGE



Each office independently owned and operated.





Welcome to this beautiful - recently renovated - office on the 2nd floor of PIONEER SQUARE! LOCATED IN DOWNTOWN ABBOTSFORD, this well laid out office space features a cozy reception area with built in office desk that leads into a larger bull pen or meeting area in the center of the unit. One full size individual office and one smaller room that could be used for storage or as an equipment/printing room sit in front of the open concept space that let in a ton of natural light from the large windows. There is a galley kitchenette that was well thought out and includes a full size fridge, dishwasher and sink plus a coffee nook to help keep your clients and staff caffeinated all day! You can feel safe day and night while working in this building with secure underground parking, fob access and an elevator that requires a code to set in motion. Ample customer & street parking along with a spot on the Pylon sign for your business makes this space a great choice!!

## HISTORIC DOWNTOWN ABBOTSFORD OFFICE BUILDING

765 SF

SUBLEASE RATE:  
\$28.00/SF

ADDITIONAL RENT:  
\$15.60/SF

AVAILABILITY:  
IMMEDIATE

MLS NUMBER:  
C8076864

ZONING:  
C7 - HISTORIC DOWNTOWN  
COMMERCIAL ZONE

SUBLEASE DURATION:  
EXPIRES MARCH 30, 2030





## HISTORIC DOWNTOWN ABBOTSFORD OFFICE BUILDING

849 SF

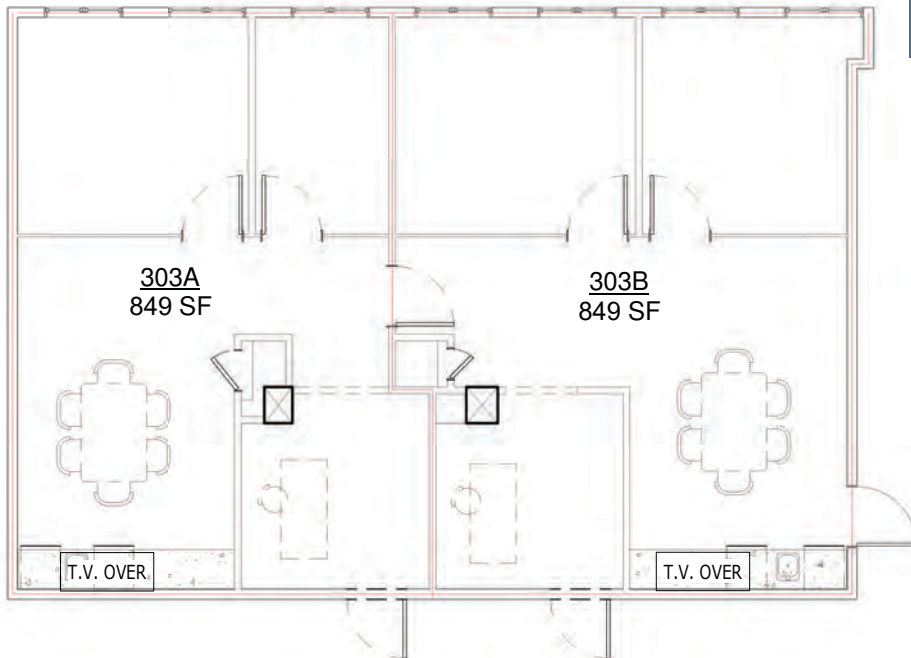
LEASE RATE:  
\$28.00/SF

ADDITIONAL RENT:  
\$15.60/SF

AVAILABILITY:  
IMMEDIATE

MLS NUMBER:  
C8072379

ZONING:  
C7 - HISTORIC DOWNTOWN  
COMMERCIAL ZONE



This fully renovated brand new improved space features two large offices, open meeting/board room, kitchenette and reception area. This versatile layout would work anyone looking to have a professionally built out space with bright South facing windows for natural light.

GREAT ACCESS  
FROM GEORGE  
FERGUSON WAY  
OR ESSENDENE  
AVE

PIONEER  
SQUARE!  
WELL REGARDED  
PROFESSIONAL  
BUILDING WITH  
HIGH VISIBILITY

PARKING  
BEHIND  
BUILDING



DOWNTOWN LOCATION  
ON THE CORNER OF  
**GLADYS AVE**  
AND  
**ESSENDENE AVE**

GREAT ACCESS FROM  
GEORGE FERGUSON WAY  
OR ESSENDENE AVE



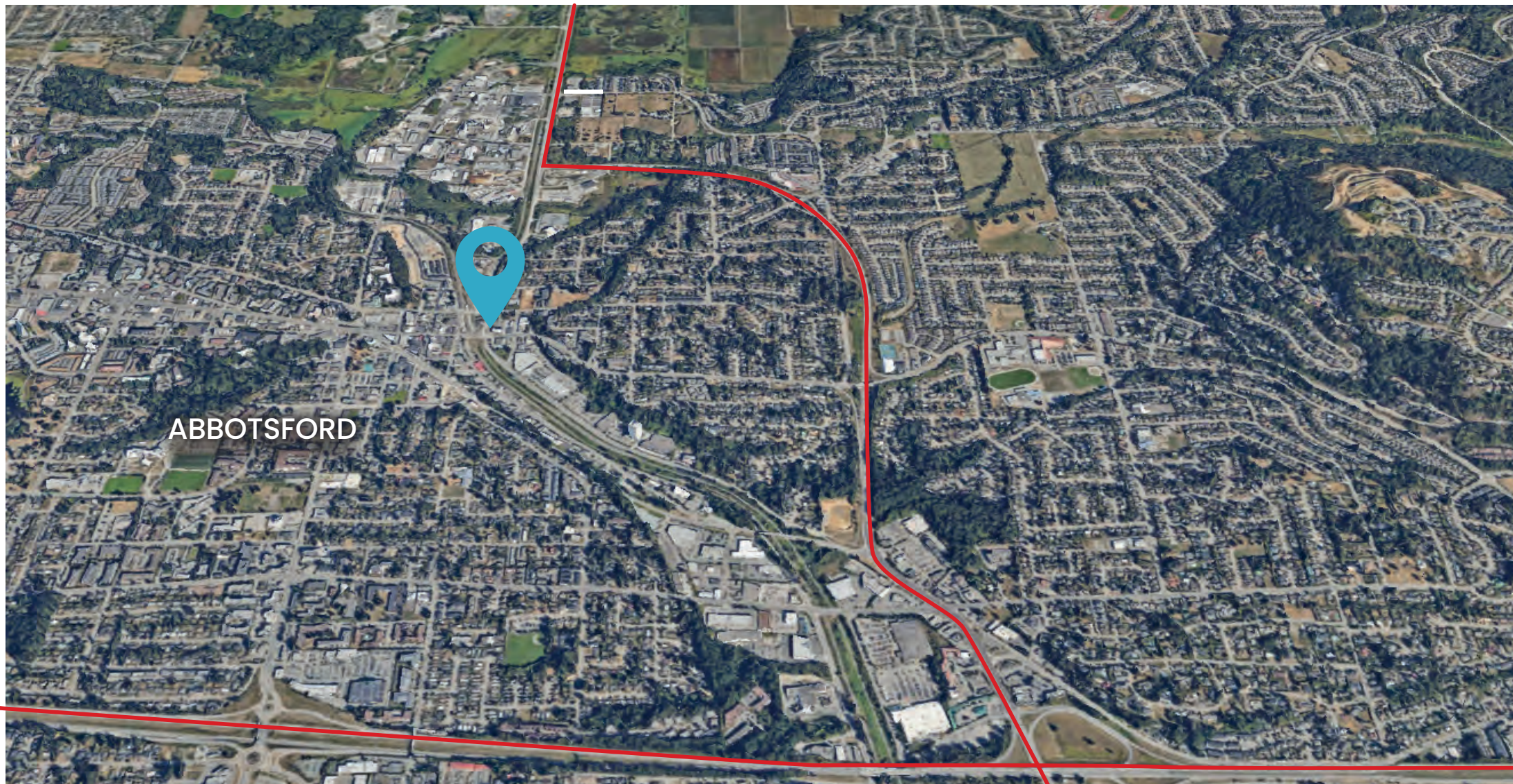
HOME TO MANY PROFESSIONALS  
SECURE UNDERGROUND PARKING

FOB ACCESS

CODED ELEVATOR  
FOR EXTRA SECURITY

AMPLE CUSTOMER & STREET  
PARKING AVAILABLE

TO MISSION



The information contained herein has been obtained through sources deemed reliable by CDW & Associates - RE/MAX Commercial Advantage, 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.

TRANS CANADA HIGHWAY (HWY 1)

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