

FOR LEASE | OFFICE
#104 - 2190 WEST RAILWAY STREET
ABBOTSFORD, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **The "City Scape" Professional Building**
- ▶ **738 SF Fully Finished Ground Level Commercial Space**
- ▶ **Secured Underground Tenant Parking - 72 Stalls (Including 1 Motorcycle Stall)**
- ▶ **40 At-Grade Visitor Parking Stalls**
- ▶ **Good Access to Highway 1 via Sumas Way**
- ▶ **Large Bright Windows**

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Zoning

C-3 – allows a wide range of commercial uses

Available Space

738 SF (rentable)

Lease Rate

\$24.00 PSF

Taxes & Operating Costs

\$12.37 PSF (2025 estimate)

Availability

Immediate

Features

- ▶ Conveniently located just off the main lobby
- ▶ Fully finished on an open plan
- ▶ Large windows
- ▶ Kitchenette with dish washer
- ▶ Nice common outdoor lunch area
- ▶ Good visitor parking

FLOOR PLAN | UNIT 104

