

# FOR LEASE

320 & 370 - 2151 MCCALLUM RD • ABBOTSFORD • BC



## MCCALLUM TOWER

**CDW**  
& ASSOCIATES  
COMMERCIAL REAL ESTATE

**CHARLES WIEBE**, CIPS, E. TECH  
COMMERCIAL REALTOR®  
778-549-8555  
charles@cdwandassociates.com

**MARTY PETERS**, CIPS  
COMMERCIAL REALTOR®  
604-308-2931  
marty@cdwandassociates.com

cdwandassociates.com

501 - 889 Pender Street, Vancouver, BC

**RE/MAX**  
COMMERCIAL  
RE/MAX COMMERCIAL ADVANTAGE



Each office independently owned and operated.







LOCATED ON THE 3RD FLOOR OF THE BUILDING, this unit has been completely stripped back to its original shell phase, and is now in need of a Tenant to come breathe new life back into it with endless possibilities. Also there is the option of additional square footage by combining with neighboring units (up to ~3,500SF) or if a smaller footprint is needed that is also possible.

# 320 & 370

OFFICE TOWER  
ABBOTSFORD, BC

DEMISING OPTIONS AVAILABLE  
UP TO ~3,500 SF

LEASE RATE:  
\$22.00/SF

ADDITIONAL RENT:  
\$13.00/SF

AVAILABILITY:  
IMMEDIATELY

MLS NUMBER:  
C8054351 & C8054383

ZONING:  
C3 - COMMUNITY  
COMMERCIAL ZONE

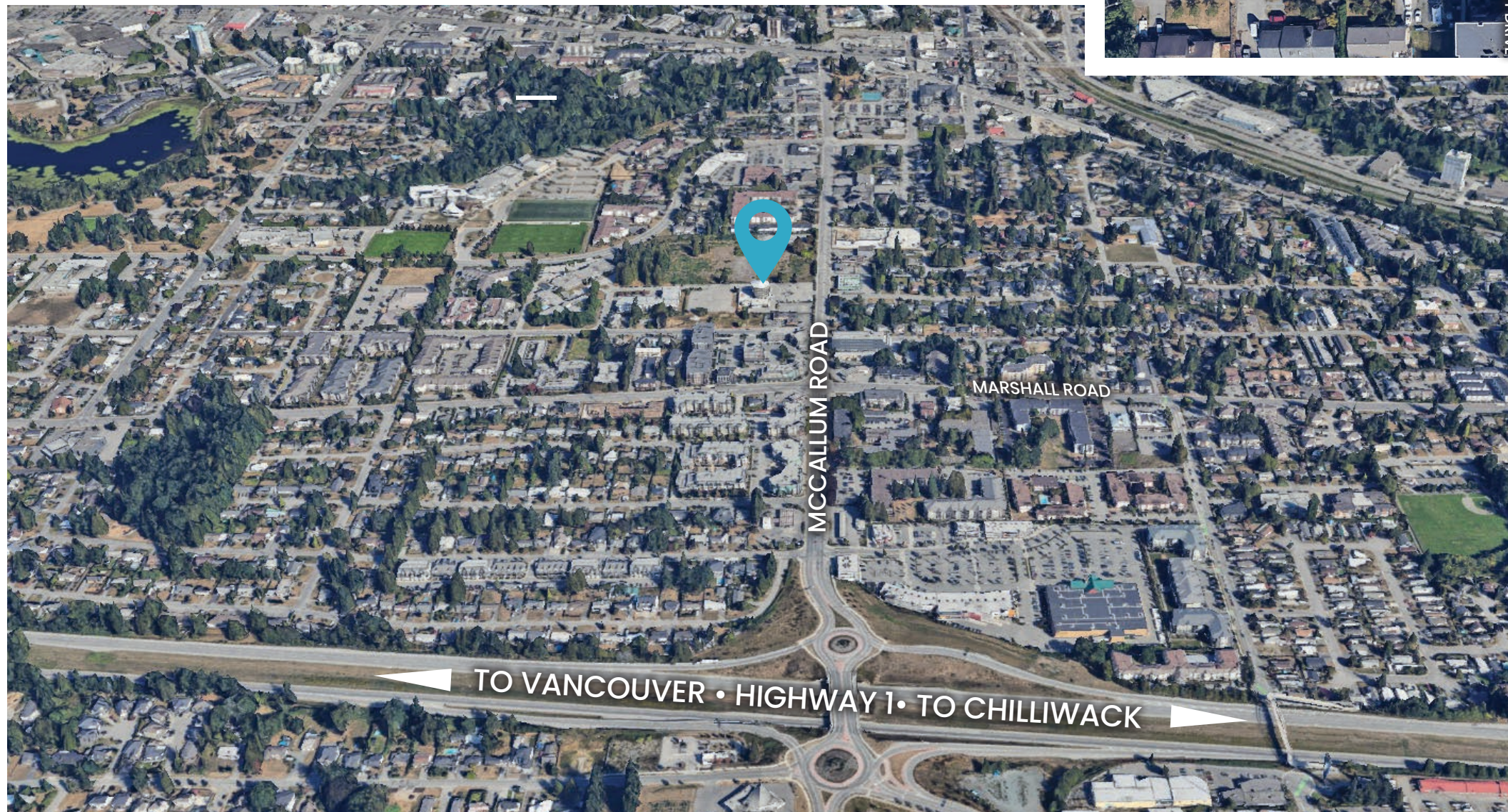


ACCESS MCCALLUM ROAD  
FROM THE SOUTH VIA  
HWY. 1 OR MARSHALL ROAD

FROM THE NORTH VIA  
ESSENDENE AVE,  
MCDOUGALL AVE/CANNON AVE  
OR VARIOUS CROSSROADS



2151 MCCALLUM  
ROAD





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