

FOR LEASE

106 2001 MCCALLUM ROAD • ABBOTSFORD • BC



CDW
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COMMERCIAL REAL ESTATE

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REMAX
COMMERCIAL
ADVANTAGE



Each office independently owned and operated.

501 - 889 Pender Street, Vancouver, BC





UNIT #106
ABBOTSFORD, BC
OFFIC/MEDICAL
COMPLEX

UNIT SIZE:
2022 SF

LEASE RATE:
\$30.00/SF

ADDITIONAL RENT:
\$11.86/SF

AVAILABILITY:
30 DAYS NOTICE

MLS NUMBER:
C8078044

SUBLEASE EXPIRES:
JULY 30, 2031

ZONING:
C5 - CITY CENTRE
COMMERCIAL ZONE



RARELY AVAILABLE
FIRST FLOOR UNIT
AVAILABLE IN COVETED
GATEWAY COMPLEX

CURRENTLY LAID OUT
AS DESIGN COMPA-
NY SHOW ROOM, WITH
STUNNING FEATURES
AND FINISHES

LOCATED IN THE WELL KNOWN GATEWAY COMPLEX ON THE CORNER OF MARSHALL AND MCCALLUM ROAD, this first floor unit is currently laid out as a stunning show room for an interior design company which could be utilized for the next business that takes over this sublease! Just over 2,000 SF this space includes a beautifully built out electric fireplace featuring brick from floor to ceiling, redone floors, a painted t-bar ceiling with tons of lighting, a built in office area for staffing and an outside patio area that is all yours! Use the finishes in this showroom to your advantage or the fact that it's not very often a space comes available in the Gateway Complex to get your foot in one of the most coveted office/medical complexes in our city.

GROUND
FLOOR UNIT
WITH DIRECT
ACCESS FROM
OUTDOOR
PATIO

EXCELLENT
LOCATION ON
THE CORNER OF
INTERSECTING
MAJOR ROADWAYS,
WITH DIRECT
ACCESS TO HWY 1
OVERPASS

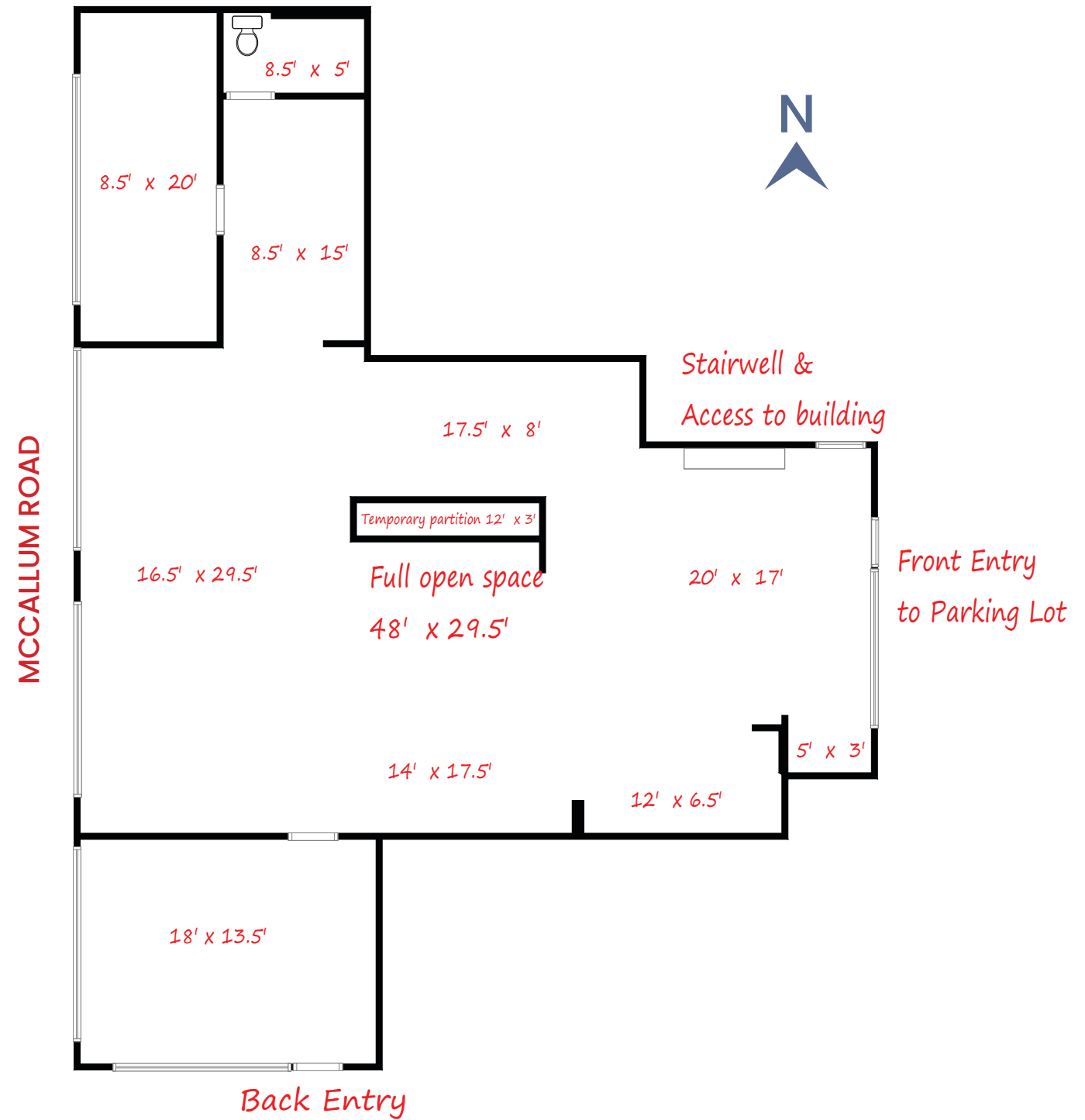
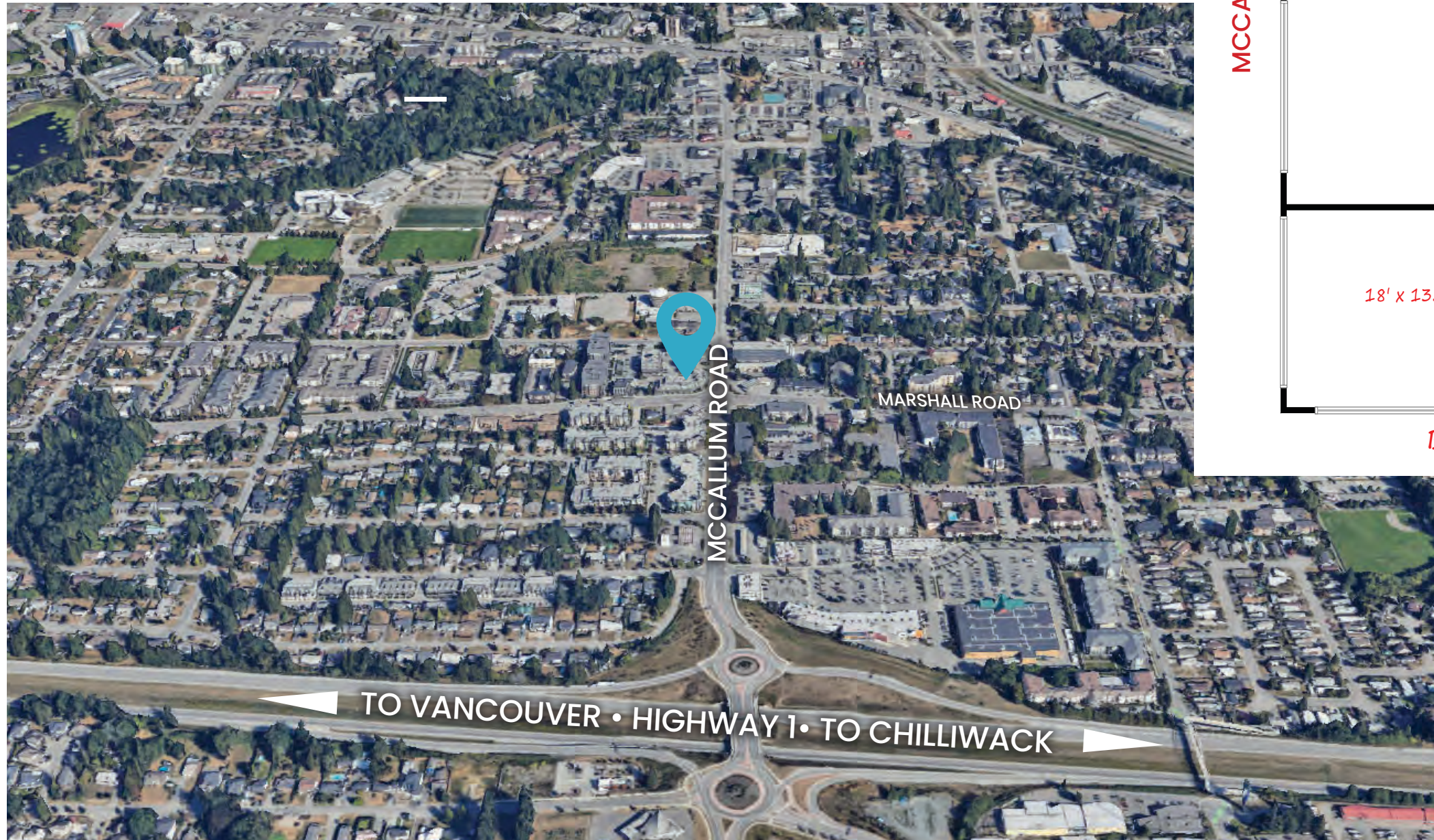
CUSTOMER
PARKING
ACCESS FROM
BOTH MCCALLUM
AND MARSHALL





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

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



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