

# FOR LEASE

#302 2722 ALLWOOD STREET • ABBOTSFORD • BC



**CDW**  
& ASSOCIATES  
COMMERCIAL REAL ESTATE

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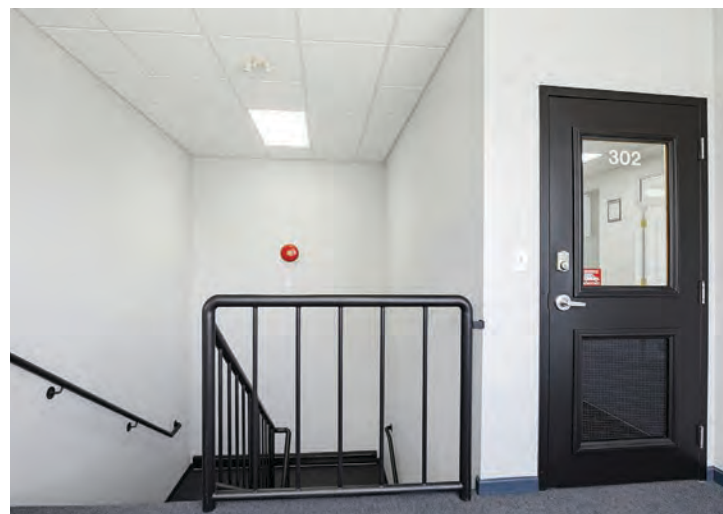
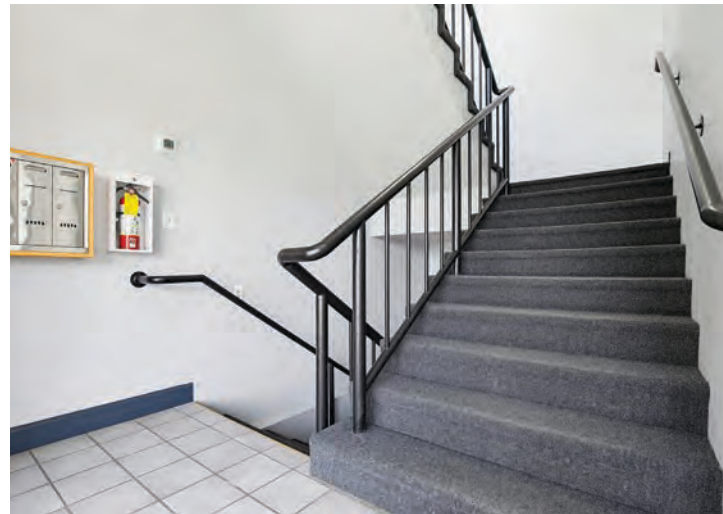
**REMAX**  
COMMERCIAL  
ADVANTAGE



501 - 889 Pender Street, Vancouver, BC



Each office independently owned and operated.



LOCATED IN CENTRAL ABBOTSFORD ACROSS FROM SAVE ON FOODS & WEST OAKS MALL, THIS MULTI-TENANTED COMMERCIAL BUILDING HAS BEEN A FIXTURE TO THE COMMUNITY FOR DECADES. With thousands of vehicles passing daily, and lots of additional foot traffic, this prime location is an ideal spot for many different professional businesses. This second floor unit, walk up only (this building does NOT have an elevator) is set up as a professional office, maximizing the natural light that comes in from the windows. This corner unit faces Allwood Street as well as busy South Fraser Way with individual offices built around the perimeter of the space and a expansive reception area in the middle. There are 4 great sized offices, a large boardroom, small built in kitchenette with microwave/sink/mini fridge, common washrooms in the hallway and arguable the best space on the pylon sign at the very top for an additional monthly fee!

**UNIT 302**  
**ABBOTSFORD, BC**  
**OFFICE SPACE**

**1819 SF**

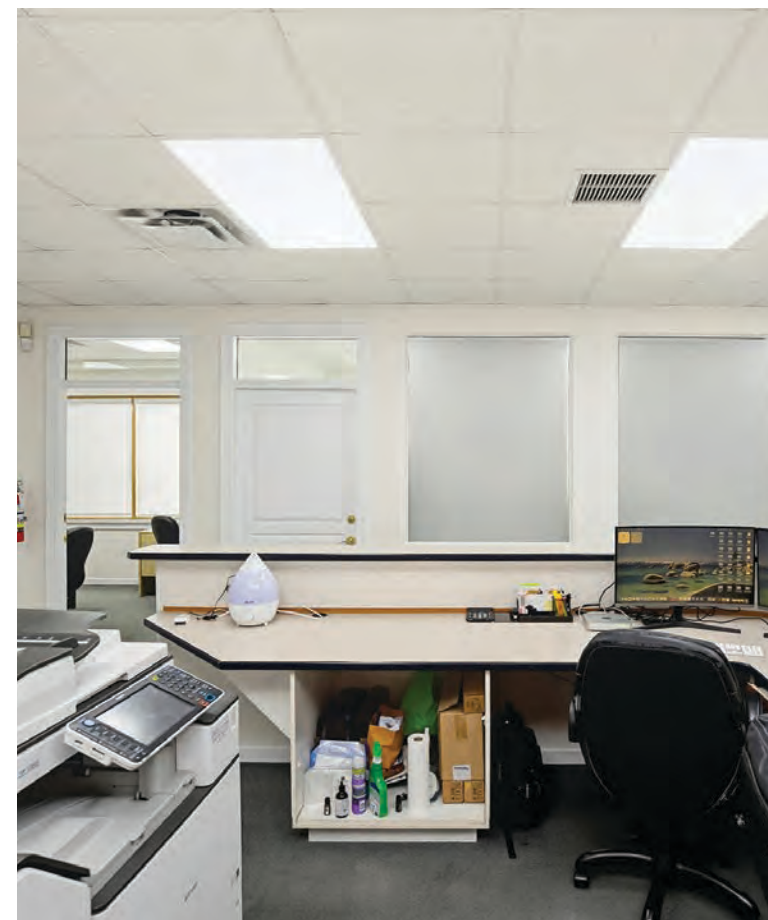
**LEASE RATE:**  
\$18.50/SF

**ADDITIONAL RENT:**  
\$9.06/SF

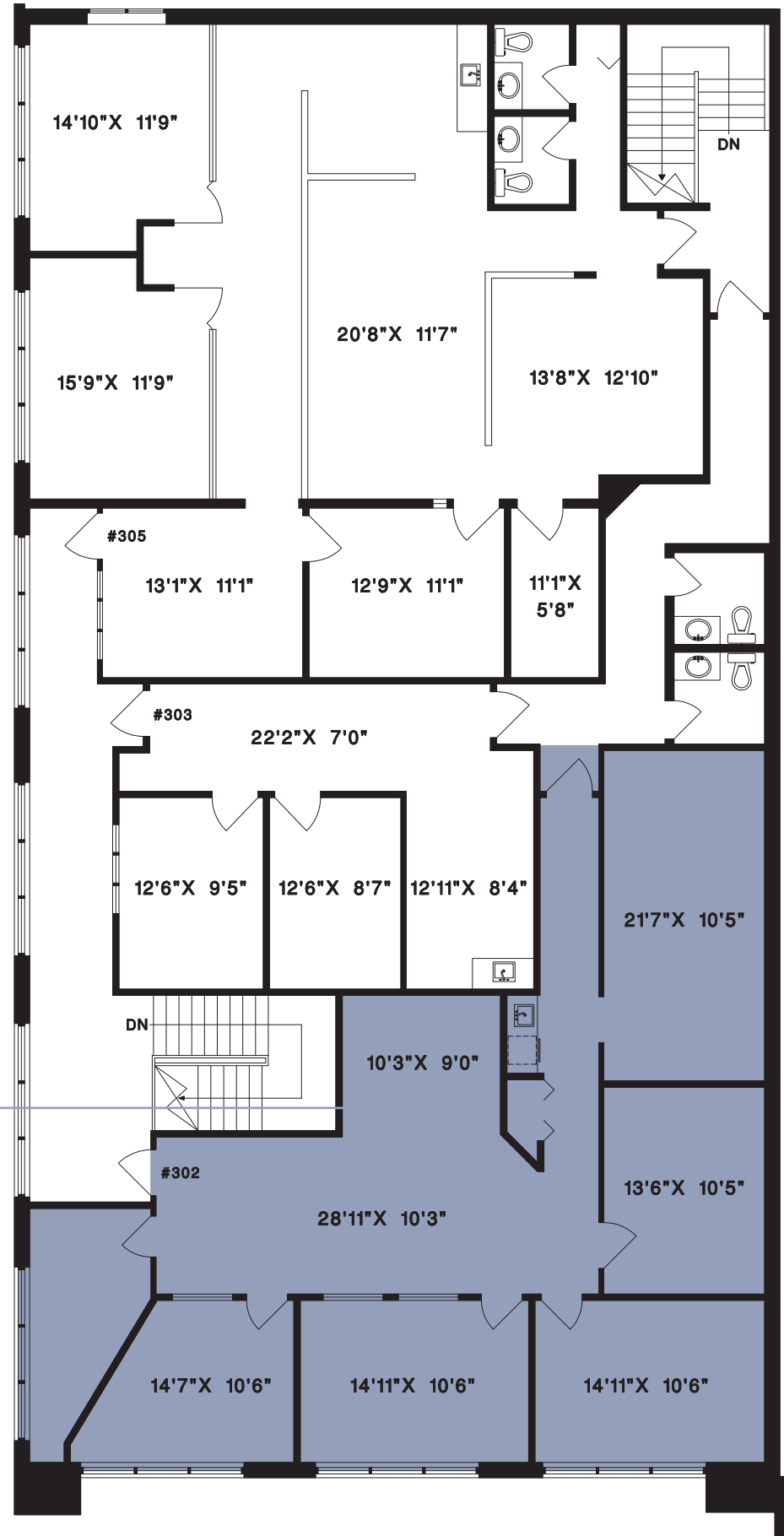
**AVAILABILITY:**  
OCTOBER 1, 2026

**MLS NUMBER:**  
C8079366

**ZONING:**  
C5 - CITY CENTER  
COMMERCIAL ZONE



MULTI-TENANTED  
COMMERCIAL  
BUILDING ON MAIN  
ARTERY, SUBJECT  
TO BOTH VEHICLE  
AND PEDESTRIAN  
TRAFFIC.



UNIT 302



#302 2722 ALLWOOD STREET



DIRECT ROUTE FROM HWY 1 (TRANS-CANADA)  
VIA MT. LEHMAN OVERPASS  
SOUTH TO GREAT NORTHERN AVE



CDW



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