

COMMERCIAL

FOR LEASE

| 302A - 32555 SIMON AVENUE, ABBOTSFORD



NOORT INVESTMENTS LTD.
PROPERTY OWNER

PROPERTY SUMMARY



Make a home for your business with this beautifully updated 610 sqft office space in the well-established Simon Centre.

This space is located on the third floor and includes shared floor restrooms and a patio facing Mount Baker. This space has its own separately metered panel and HVAC unit for heating and cooling.

610 sqft

ADDRESS

32555 Simon Avenue, Abbotsford

UNIT AVAILABLE

302A

LEASE RATE

Starting at \$19.00 PSF

ADDITIONAL RENT

\$10.37 PSF est. 2026

AVAILABILITY

June 1, 2026

SPACE USE

Office

YEAR BUILT

1990



LEASE RATES & PRICING

BASIC/NET RENT

Starting at \$19.00 PSF per annum + additional rent, management fee, and tax.

ADDITIONAL RENT

\$10.37 PSF est. 2026

TOTAL MONTHLY RENT (Estimated)

Starting at +/- \$1,618.33 *including tax*

**Total monthly rent pricing is estimated. It is calculated with the \$10.37 PSF est. 2026 additional rent. Pricing above includes triple net rent, net rent, management fee, and tax.*

**Utilities not included. Tenant to assume all interior of premises utility costs at date of occupancy (electricity and gas).*



MORE INFO

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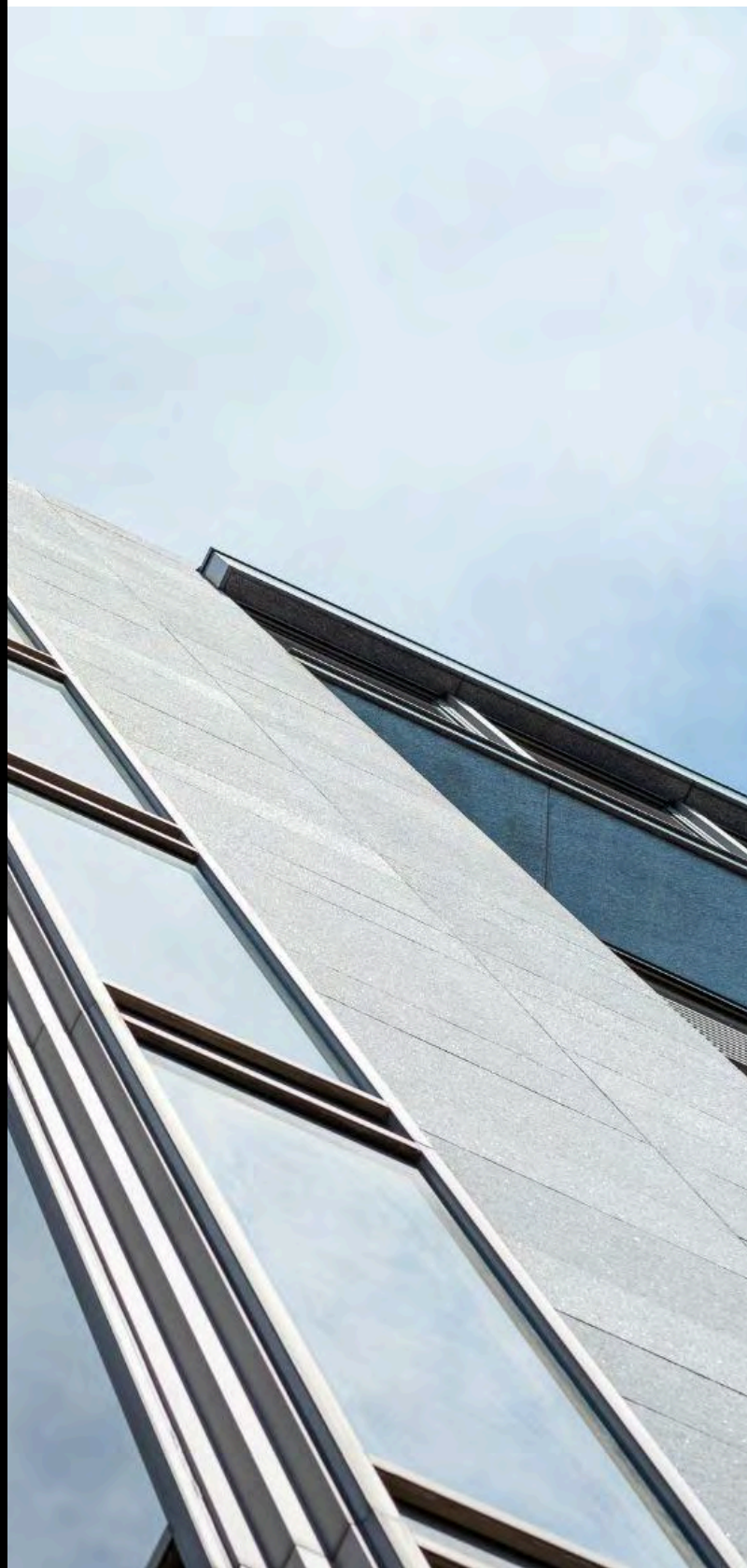
ADDITIONAL RENT

The lease is operated as a triple net lease (Triple-net or NNN). The tenant shall pay all expenses, including property tax, building insurance, and maintenance. These expenses are included in the additional rent of \$10.37 PSF est. 2026 and are in addition to the cost of rent and utilities. The additional rent has been included in the pricing on the previous page.

LANDLORD FEES

Known as the “management fee”, the Landlord charges five percent (5%) of the basic/net rent. This fee has been included in the pricing on the previous page. The Landlord to charge a \$250 + GST fee to conduct a financial check on any proposed buyer/tenancy.

We understand that difficulties, costs, and other external factors can arise when operating a business. Our goal is to provide you with an organized and professionally managed space, so that more of your time is focused on what's important: operating your business.





WHO WE ARE

In 1963, Len, Nick, and Hugh Noort started building single family homes in Burnaby and Vancouver. Known as Noort Homes, the family business thrived and sixty years later, Noort has built thousands of new homes, both single and multi-family, throughout the Lower mainland and BC.

Noort Homes is still owned and operated with second and third generations now working alongside the founding directors to continue building on their legacy of unmatched customer service and craftsmanship.

WHAT WE DO

The family's expertise in the real estate industry has allowed them to branch out into land development. Noort continues to build single and multi-family homes, residential condominiums, commercial centers and industrial parks. In addition, Noort leases and manages various properties throughout the Lower Mainland, Fraser Valley, Vancouver Island, and Michigan and Texas (USA).

GET IN TOUCH WITH US

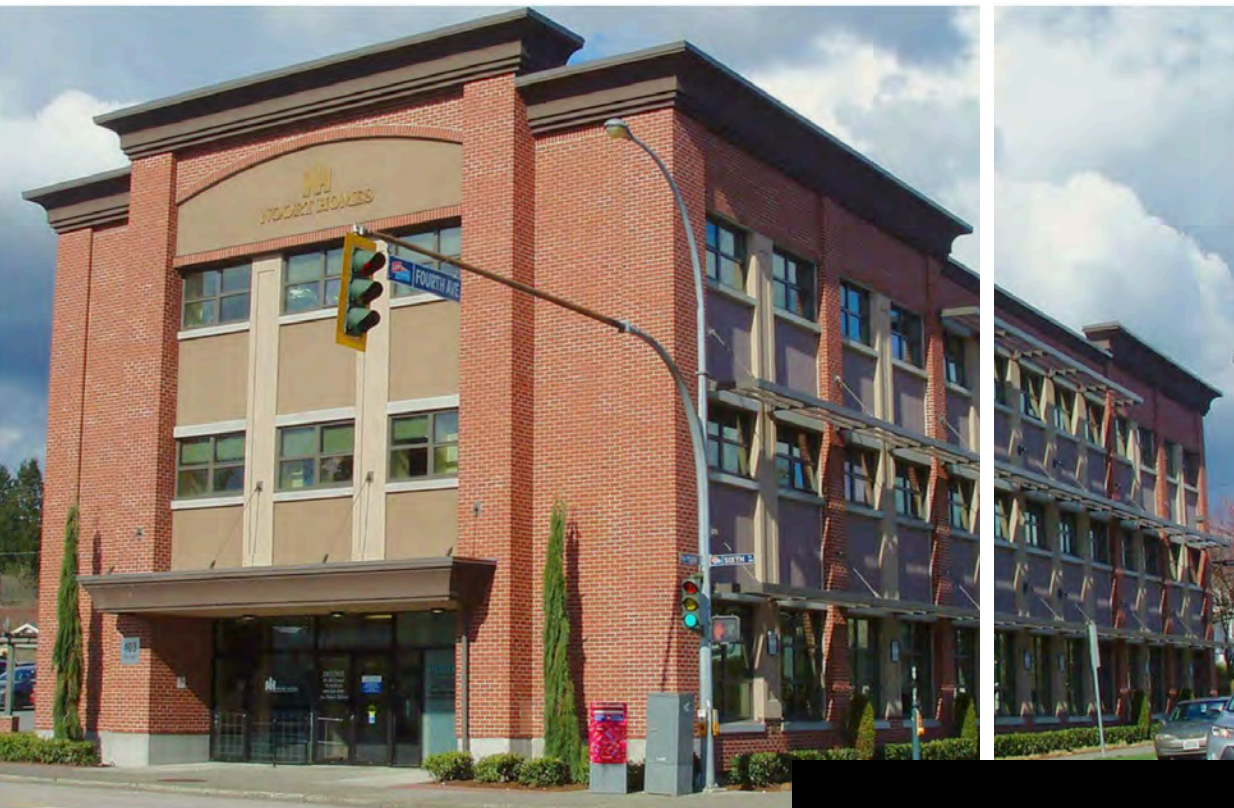
LEONARD NOORT

PROPERTY MANAGER

T: 604-376-4786

E: LEONARD@NOORTHOMES.COM

W: NOORTHOMES.COM



#101 - 403 6TH STREET

NEW WESTMINSTER, BC