

FOR LEASE

PREMIUM OFFICE SPACE IN ABBOTSFORD CITY CENTRE

200 – 32525 SIMON AVE, ABBOTSFORD BC

- ▶ 2,997 SF
- ▶ CENTRAL COMMERCIAL CORE LOCATION
- ▶ BRIGHT, PROFESSIONAL, WELL-MAINTAINED



Matt Syberg-Olsen
Associate Director
(604) 449-4611
Matthew.SybergOlsen@MarcusMillichap.com

Marcus & Millichap

1100 - 1111 West Georgia Street
Vancouver, BC V6E 4M3
(604) 638-2121

OPPORTUNITY

Marcus & Millichap is pleased to offer the opportunity to lease Unit 200 – 32525 Simon Ave, in the heart of Abbotsford's City Centre.

Premiere Location

Located one block north of Fraser Way and in close proximity to Sevenoaks Shopping Centre, Abbotsford City Hall, Abbotsford Law Courts and many local amenities, the subject property is easily accessible for customers and employees alike, offering ample parking onsite and in the immediate area.

Premium Office Space

32525 Simon is a meticulously maintained building. Unit 200 is a quiet end unit, with ample natural light, an expandable boardroom and is adaptable for cubicles or open-concept configurations.

City Centre Transformation

The landscape of Abbotsford City Centre is rapidly changing. As evidenced by "Auburn", the 134-unit mixed use development immediately across the street from the subject property. Local business stands to benefit from the influx of residential and commercial activity.

OFFERING HIGHLIGHTS



Possession
Immediate



Parking
Available onsite, please ask broker for details.



Zoning
C-5 (City Centre Commercial) allows for a wide variety of uses such as commercial school, media studio, civic use, health care and general office



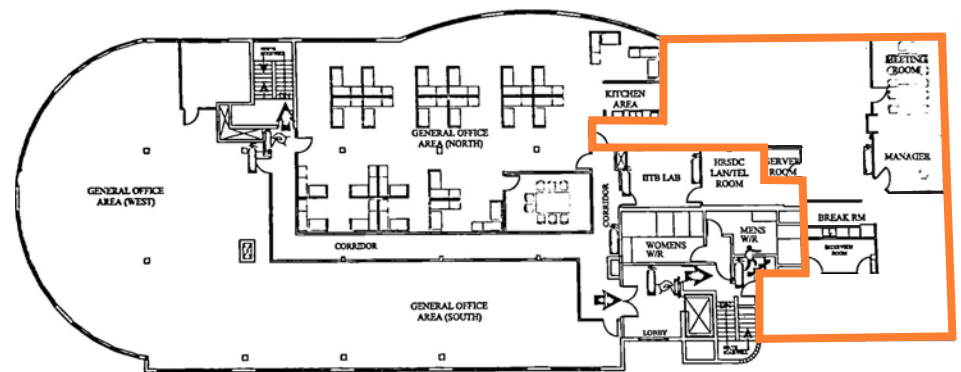
Quiet, Professional
Ideal for professional services or healthcare, requiring a premium environment



Accessible
Centrally located in Abbotsford, easy to access. Elevator access to second floor.



FLOOR PLAN



*All measurements are approximate and not to scale



LOCATION OVERVIEW

The subject property is centrally located in Abbotsford's rapidly transforming City Centre. Located between Sevenoaks Shopping Centre and Abbotsford City Hall, 32525 Simon Ave is well-positioned to benefit from traffic generated by these regional focal-points. Per Abbotsford planning data, the City Centre area of South Fraser Way sees a traffic count of roughly 28,000 vehicles per day. Abbotsford is a quickly-growing community with a population of roughly 180,000.

BUILDING DETAILS

Address	200 - 32525 Simon Ave, Abbotsford BC
Leasable Area	2,997 SF
Availability	Immediate
Asking Basic Rent	\$22.00/SF
Additional Rent	\$11.75/SF (2026 est.)



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LANGLEY
DRIVE TIME 36MIN (31KM)



**SUBJECT
PROPERTY**

CLEARBROOK RD

SOUTH FRASER WAY

TRANS CANADA HWY

DOWNTOWN VANCOUVER
DRIVE TIME 1H 15MIN (68KM)



SUMAS BORDER
DRIVE TIME 20MIN (6KM)



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