

# 44921 COMMERCIAL COURT

CHILLIWACK, BC · NEW COMMERCIAL DEVELOPMENT

FOR LEASE



## 10,515 SF CONTIGUOUS AVAILABLE

Plus two additional standalone units — flexible for retail, fitness, wellness, showroom & large-format commercial users

WAREHOUSES 9, 10 & 11

**10,515 SF**

*Must be leased together (contiguous)*

WAREHOUSE 1

**~6,800 SF**

*Standalone unit*

WAREHOUSE 8

**~6,200 SF**

*Standalone unit*

### PROPERTY HIGHLIGHTS

Ceiling Height	<b>~22 ft clear</b>
Frontage	<b>Full storefront glazing</b>
Loading	<b>Grade-level door</b>
Parking	<b>Ample shared surface</b>
Availability	<b>Immediate</b>

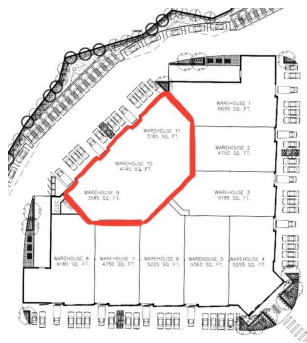
### LEASE TERMS

Base Rent	<b>\$21.00 / SF / annum</b>
Additional Rent	<b>\$5.50 / SF / annum</b>
TI Allowance	<b>Available</b>
Fixturing Period	<b>Rent-Free Available</b>
Term	<b>Negotiable</b>

**ZONING — CD-2:** Permits retail, fitness, health & wellness, showroom, and most public-facing commercial uses.

**LOCATION:** Adjacent to Eagle Landing Shopping Centre with direct Highway 1 access via Evans Road. One of British Columbia's fastest-growing municipalities, with strong residential density and consumer demand outpacing existing commercial supply.

### SITE PLAN — WAREHOUSES 9, 10 & 11 OUTLINED



### BUILDING EXTERIOR



**AARON VAN WACHEM**

aaron@vanwachem.ca 604.613.8100 commercialcourt.ca