

# FOR LEASE

Unit 200-2568 Montrose Ave, Abbotsford, BC

SIZE: 861 SF



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## PROPERTY DESCRIPTION

An attractive and functional second-floor office space ideally situated on one of Downtown Abbotsford's most active corners. With ±861 square feet of professionally renovated workspace, this unit is an exceptional opportunity for businesses seeking a move-in-ready environment in a walkable, high-visibility location.

Located above street-level retail, this walk-up office suite offers both privacy and prominence. A perfect match for professionals, creatives, consultants, or small teams, the suite is designed to maximize efficiency, comfort, and natural light.

Nestled in the vibrant Downtown Abbotsford core, Unit 200 enjoys excellent access to nearby cafes, restaurants, boutique retail, and professional services. Montrose Avenue is a pedestrian-friendly street known for its heritage character and urban renewal.

- Transit accessible with bus routes within steps
- Public and street parking available nearby
- Surrounded by growing residential density

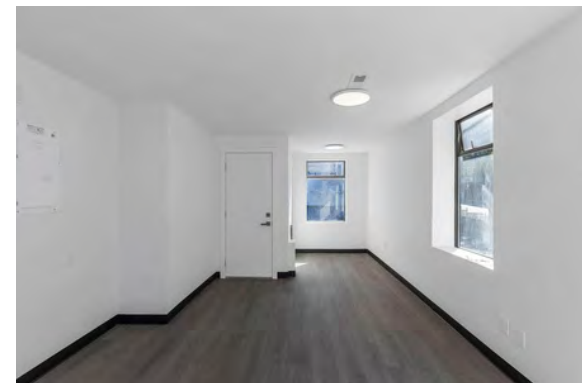
## PROPERTY HIGHLIGHTS

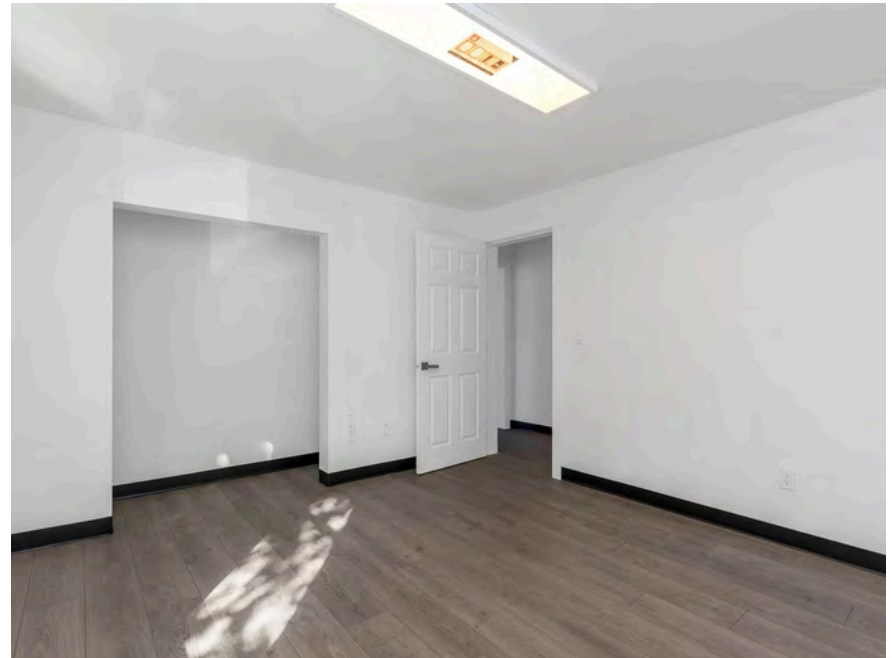
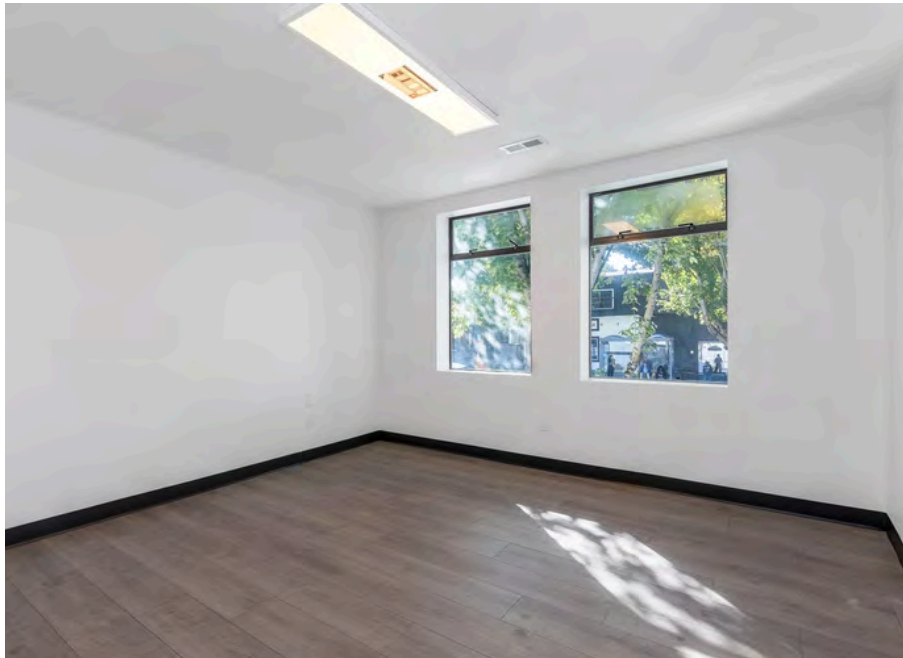
**LEASE RATE:**  
\$24.00/SF

**ADDITIONAL  
RENT: \$10.00/SF**

**ZONING: C7 - HISTORIC  
DOWNTOWN  
COMMERCIAL ZONE**

**MLS NUMBER:**  
C8072636

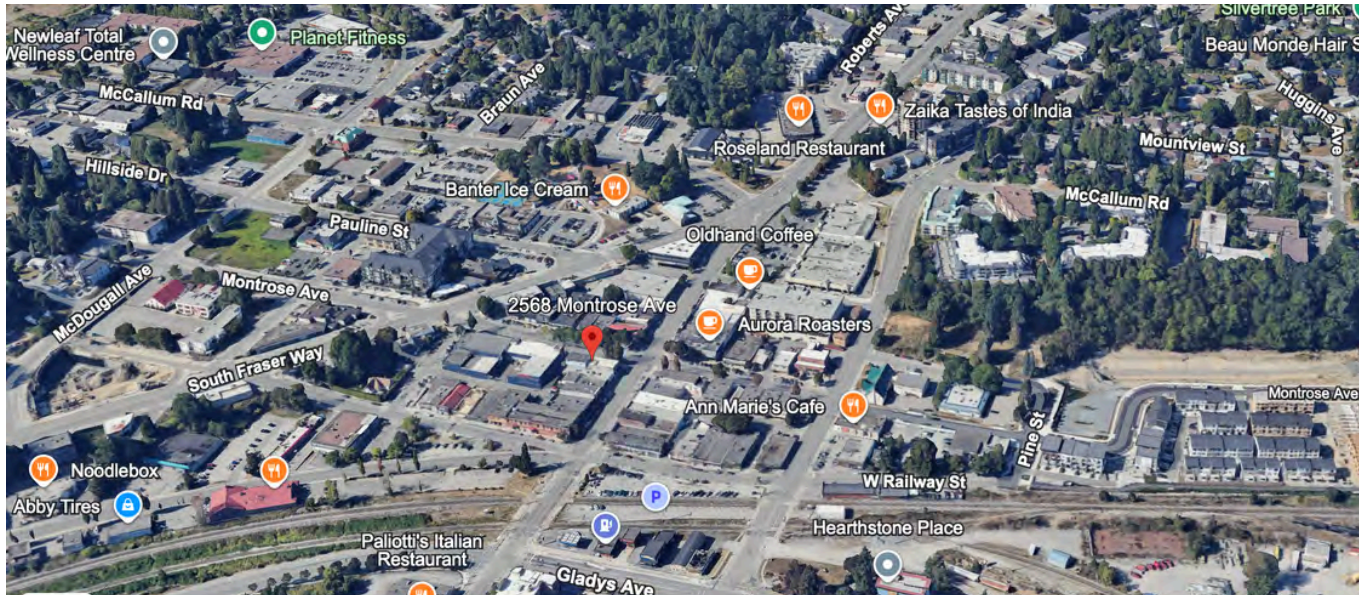




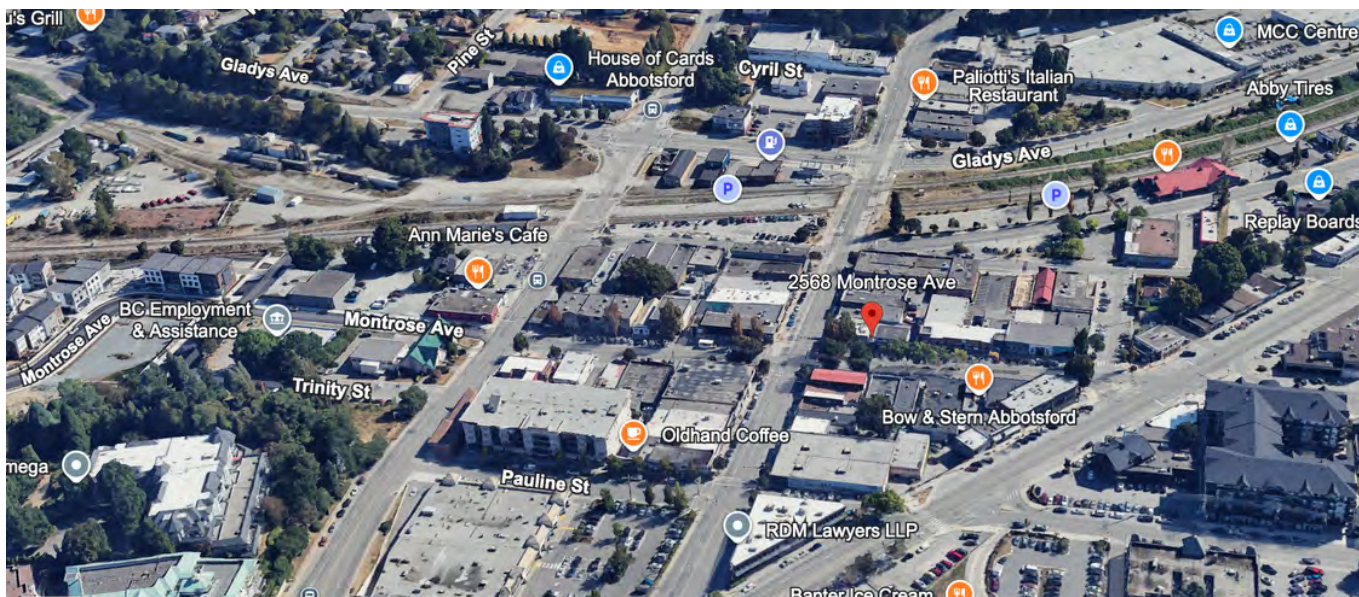




## LOCATION - ABBOTSFORD



861 SQ. FT. RENOVATED  
SECOND-FLOOR  
OFFICE — BRIGHT,  
EFFICIENT LAYOUT  
IDEAL FOR  
PROFESSIONALS OR  
SMALL TEAMS.



PRIME DOWNTOWN  
ABBOTSFORD  
LOCATION — HIGH-  
VISIBILITY CORNER  
WITH WALKABLE  
ACCESS TO CAFÉS,  
SHOPS, AND  
SERVICES.

CONVENIENT ACCESS  
— TRANSIT STEPS  
AWAY, NEARBY PUBLIC  
PARKING, AND  
SURROUNDED BY  
GROWING  
RESIDENTIAL DENSITY.



## CONTACT US FOR MORE INFORMATION

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