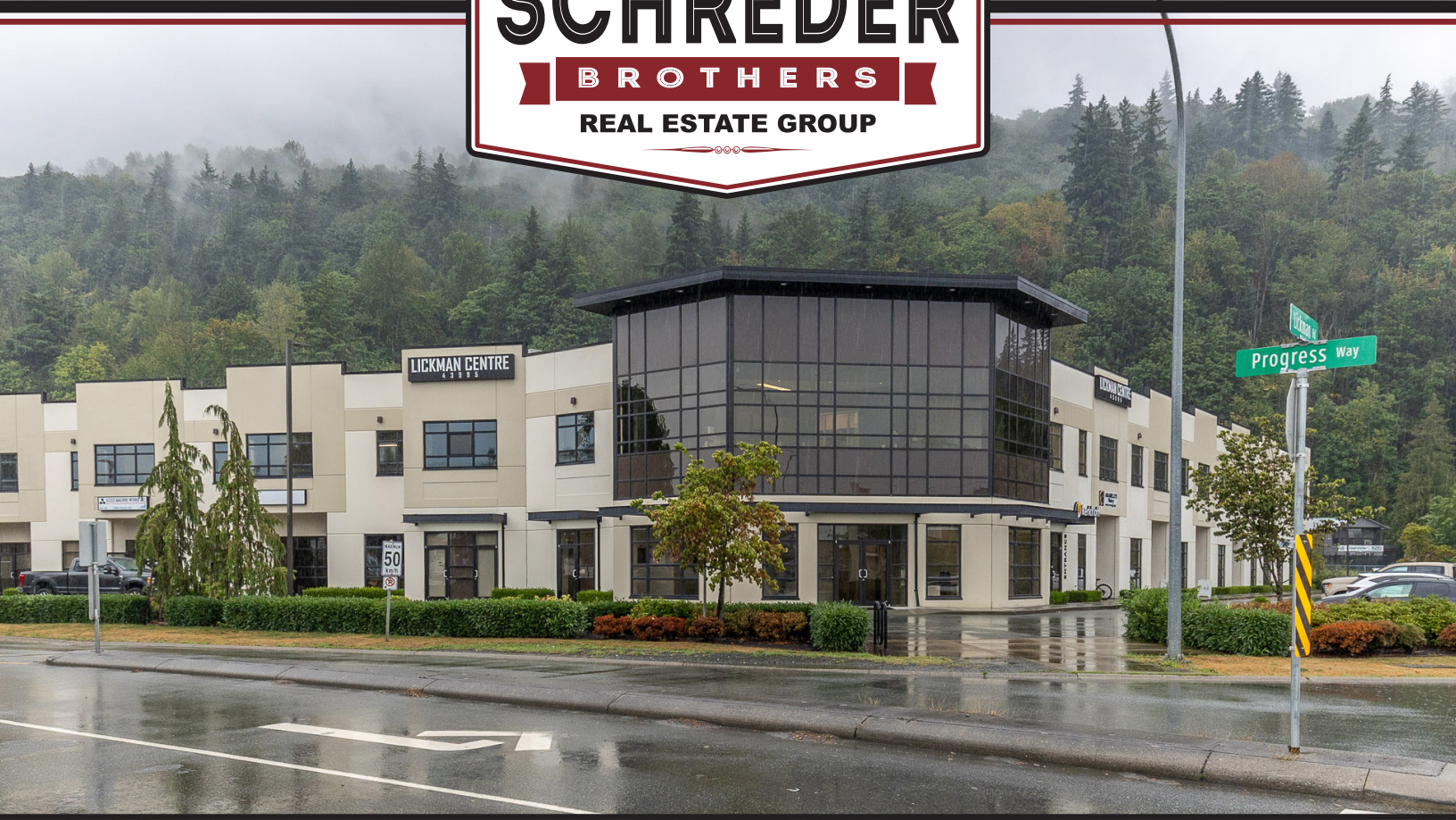




Wolstencroft Realty



FOR LEASE

43995 Progress Way
Chilliwack, BC

Turn-Key Office Space

- » Flexible Zoning
- » Modern Build-Out
- » Close Proximity to Highway 1
- » Multiple Configurations Available

UPDESH GREWAL

Personal Real Estate Corporation

JAMIE SCHREDER

Personal Real Estate Corporation

MAGNUS HEANEY

Commercial REALTOR®

📞 604-530-0231

✉️ COMMERCIAL@SCHREDERS.CA

🌐 WWW.SCHREDERS.CA



PROPERTY INFO

UNIT 105 & 205

TOTAL AREA: 7,975 ft²

BASIC RENT
\$27.50/ ft² / per annum

ADDITIONAL RENT
\$7.88 / ft² / per annum

EST. GROSS RENT
\$23,512.96/ month + GST

UNIT 105 (GROUND FLOOR)

TOTAL AREA: 3,671 ft²

BASIC RENT
\$29.00/ ft² / per annum

ADDITIONAL RENT
\$7.88 / ft² / per annum

EST. GROSS RENT
\$11,282.20/ month + GST

UNIT 205 (SECOND FLOOR)

TOTAL AREA: 4,304 ft²

BASIC RENT
\$29.00/ ft² / per annum

ADDITIONAL RENT
\$7.88 / ft² / per annum

EST. GROSS RENT
\$13,227.62/ month + GST

ZONING

CD-10 (Comprehensive Development)

Intended to accommodate a wide range of office uses.



43995 Progress Way (Chilliwack, BC)

This exceptional property at Lickman Centre offers a rare opportunity to lease premium office space in a central location close to Highway 1 in Chilliwack. With high-quality finishes and an attractive, modern design; this is a property that will impress clients and provide a superior working environment for your team. Chilliwack is a rapidly growing municipality with a diverse and expanding economy. The area has seen significant commercial and residential developments, creating a strong market for a variety of professions.

- » Modern Build-Out
- » Close Proximity to Highway 1
- » Multiple Configurations Available



SCHREDER BROTHERS
REAL ESTATE GROUP

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43995 Progress Way, Chilliwack

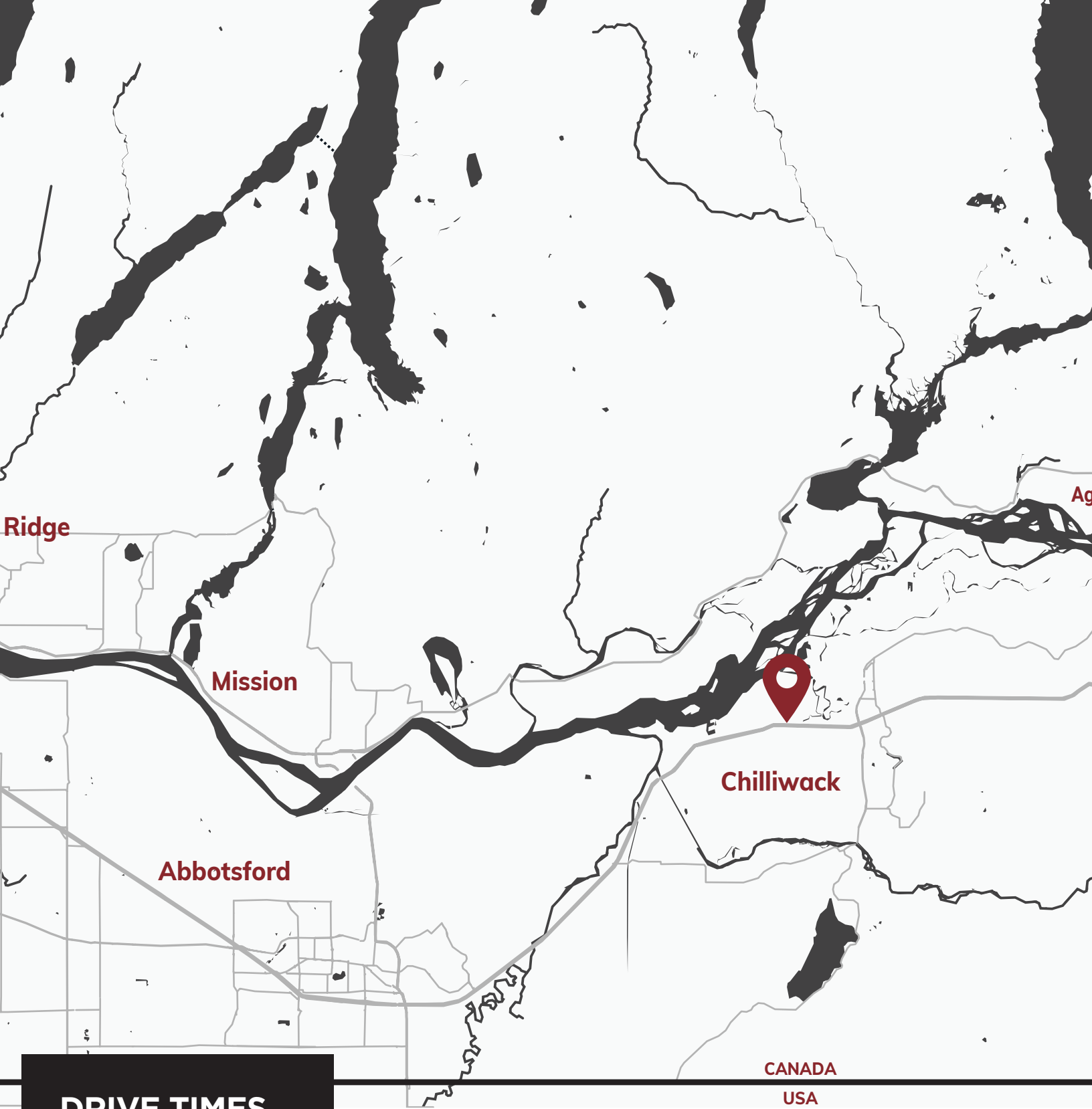
Unit #105 3,671 sq. ft.
Unit #205 4,304 sq. ft.
Total Area: 7,975 sq. ft.

UNIT 105



FLOORPLAN & MEASUREMENTS

Please note that all measurements are approximate and should be verified by the tenant if deemed important to them.



DRIVE TIMES

| | |
|--------------------|---------|
| ABBOTSFORD | 24 MINS |
| MISSION | 33 MINS |
| LANGLEY | 54 MINS |
| MAPLE RIDGE | 57 MINS |
| SURREY | 66 MINS |
| BURNABY | 72 MINS |
| DELTA | 85 MINS |

JAMIE SCHREDER
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MAGNUS HEANEY
Commercial REALTOR®

LORI NICOL
Unlicensed Assistant



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