

FOR LEASE #314 & #320 31935 SOUTH FRASER WAY • ABBOTSFORD



# CLEARBROOK PLAZA

**CDW**  
& ASSOCIATES  
COMMERCIAL REAL ESTATE

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**REMAX**  
COMMERCIAL  
ADVANTAGE



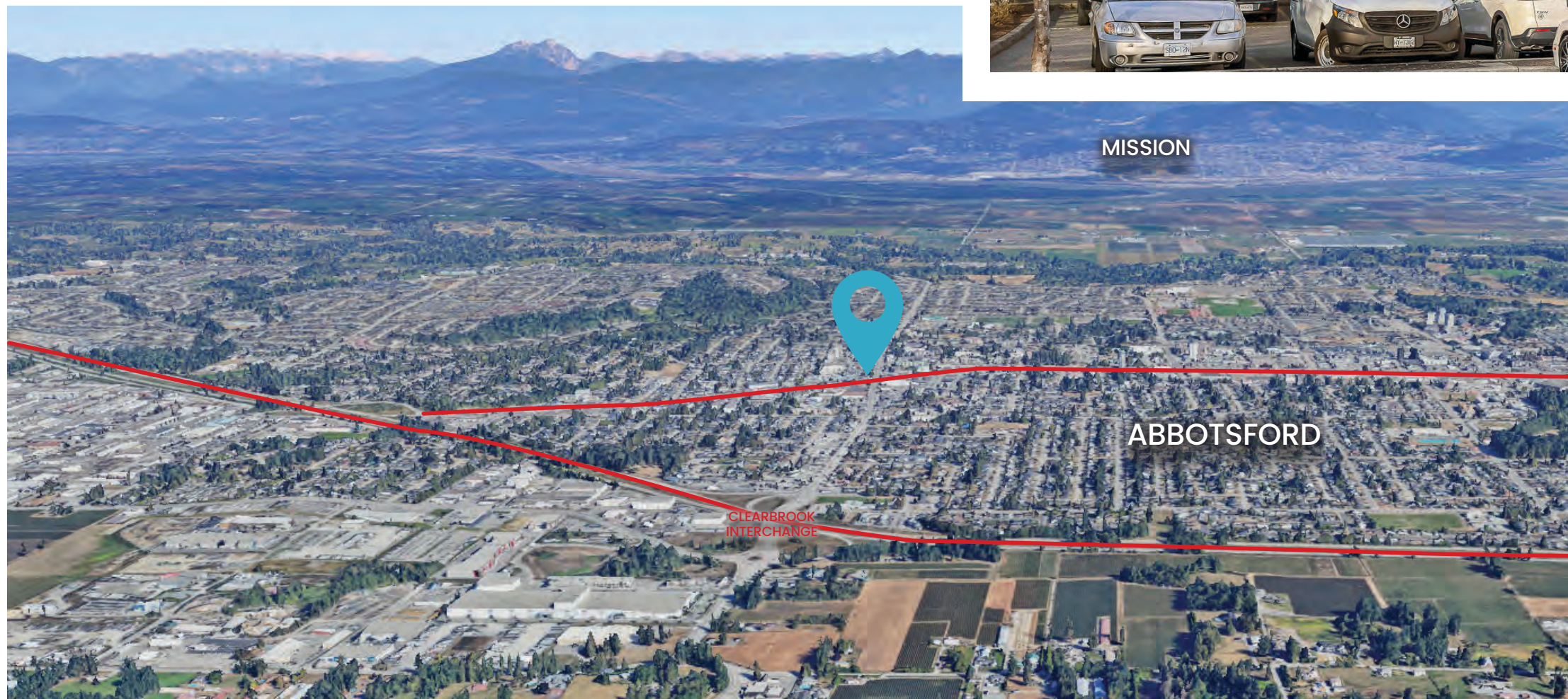
Each office independently owned and operated.



DIRECT ROUTE FROM  
**HWY 1 (TRANS-CANADA) VIA  
CLEARBROOK INTERCHANGE**  
EXIT TRAVELING NORTH

SOUTH FROM MULTIPLE MAJOR ROADWAYS INCLUDING  
**SOUTH FRASER WAY, OLD YALE ROAD  
GEORGE FERGUSON WAY,  
MACLURE ROAD**  
TO  
**CLEARBROOK ROAD**

**WELCOME TO CLEARBROOK PLAZA** - a well established office building located in central Abbotsford only minutes from Highway 1 at Clearbrook Road and situated on the main thorough fare in town, South Fraser Way. This professional complex is home to a variety of medical, legal, and administrative businesses, offering a strong tenant mix and convenient central access. Flexible zoning allows for most office-related uses. Whether you're a growing business or looking to elevate your work environment with a view, this space delivers.



SOUTH FRASER WAY

TRANS CANADA HIGHWAY (HWY 1)



**3RD FLOOR UNIT  
ABBOTSFORD, BC  
OFFICE BUILDING**

**749 SF**

**LEASE RATE:  
\$18.00/SF**

**ADDITIONAL RENT:  
\$16.86/SF**

**AVAILABILITY:  
MAY 1, 2026**

**MLS NUMBER:  
C8076898**

**ZONING:  
C5 - CITY CENTER  
COMMERCIAL ZONE**



**THIS 3RD FLOOR OFFICE UNIT** sits on the back side of the building and offers a great sized boardroom, open area that could easily be used as a bull pen and a single large individual office. Grey laminate runs throughout the entire space, with a bright white paint scheme and drop ceiling with plenty of over head lighting. Central washrooms are just down the hall, easy access with an elevator or stairs to the unit is available and plenty of underground parking for staff and above ground for clientele ensures this space won't last for long!







**3RD FLOOR UNIT  
ABBOTSFORD, BC  
OFFICE BUILDING**

**914 SF**

**LEASE RATE:  
\$22.00/SF**

**ADDITIONAL RENT:  
\$16.86/SF**

**AVAILABILITY:  
AUGUST 1, 2026**

**MLS NUMBER:  
8070499**

**ZONING:  
C5 - CITY CENTER  
COMMERCIAL ZONE**



**SITUATED ON THE TOP FLOOR OF CLEARBROOK PLAZA**, this 914 square foot office space offers an ideal layout for a wide range of professional users. The space features two private offices, a third flex office or meeting area, and an open concept workspace ideal for collaboration or reception. The highlight of this unit is the exclusive patio area, providing a rare opportunity for fresh air and scenic views—framing Mt. Baker in the backdrop.





WELL ESTABLISHED  
OFFICE BUILDING IN  
CENTRAL ABBOTSFORD

MINUTES FROM HWY #1,  
LOCATED AT THE  
CORNER OF MAJOR  
CITY ARTERIES



CLOSE  
PROXIMITY TO  
SIGNIFICANT  
OVERPASS AND  
MAJOR  
HWY ACCESS

AMPLE  
PARKING  
FOR CLIENTS  
AND STAFF

MAJOR ARTERY  
EXPOSURE IN  
WELL TENANTED  
BUILDING



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