

FOR LEASE

33119 SOUTH FRASER WAY • ABBOTSFORD • BC

CDW



AMBASSADOR BUILDING

CDW
& ASSOCIATES
COMMERCIAL REAL ESTATE

CHARLES WIEBE, CIPS, E. TECH
COMMERCIAL REALTOR®
778-549-8555
charles@cdwandassociates.com

MARTY PETERS, CIPS
COMMERCIAL REALTOR®
604-308-2931
marty@cdwandassociates.com

cdwandassociates.com

501 - 889 Pender Street, Vancouver, BC

REMAX
COMMERCIAL
ADVANTAGE



Each office independently owned and operated.



WELCOME TO THE SECOND FLOOR OF THE WELL KNOWN AMBASSADOR Building located in central Abbotsford on busy South Fraser Way. Featuring a smaller parking lot out front and a 100 + stall lot behind the building, this second floor walk up unit only (no elevator) is located in the original building of this complex. This unit features a large reception/bull pen area, 2 individual offices and a separate kitchenette!



FLOOR PLAN CREATED BY CUNIKAWA INC. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



**SECOND FLOOR
PROFESSIONAL
OFFICE UNIT
ABBOTSFORD, BC
OFFICE BUILDING**

UNIT #201

840 SF

**LEASE RATE:
\$15.00/SF**

**ADDITIONAL RENT:
\$8.00/SF**

**AVAILABILITY:
AUGUST 1, 2026**

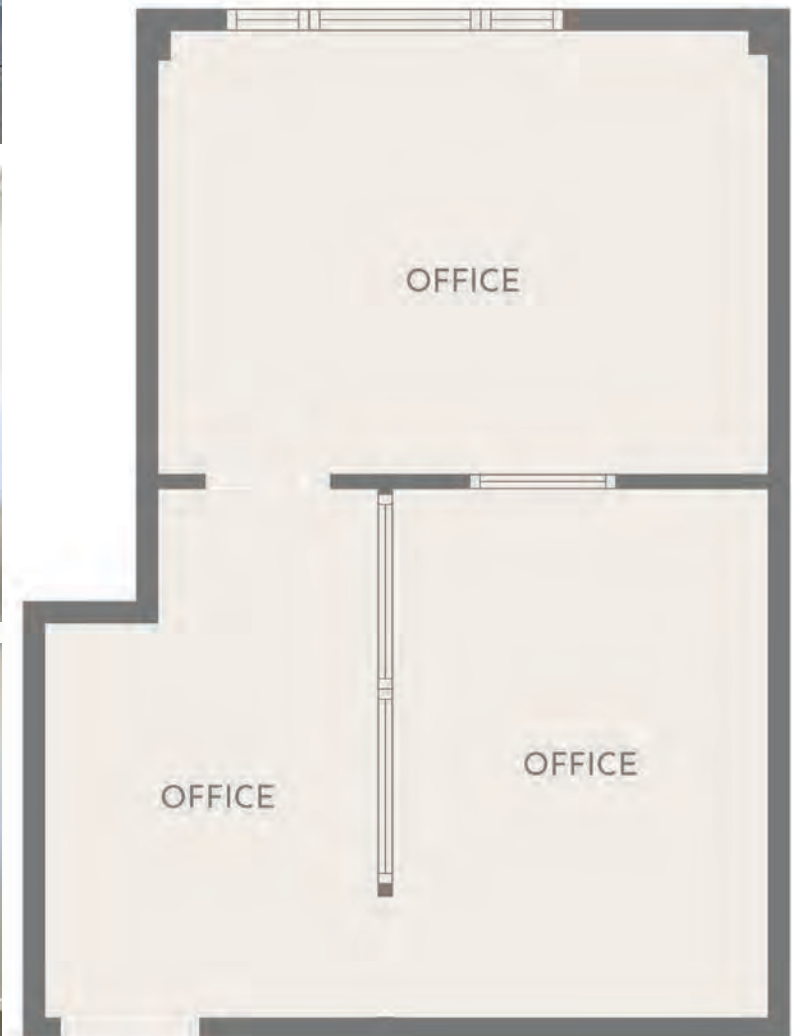
**MLS NUMBER:
C8077917**

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

LEASED

SECOND FLOOR OFFICE UNIT, BC
 202
 5 SF
GROSS RENT:
 \$468.75/MONTH
AVAILABILITY:
 MAY 1, 2026
MLS NUMBER:
 C8077901
ZONING:
 C5 - CITY CENTER COMMERCIAL ZONE

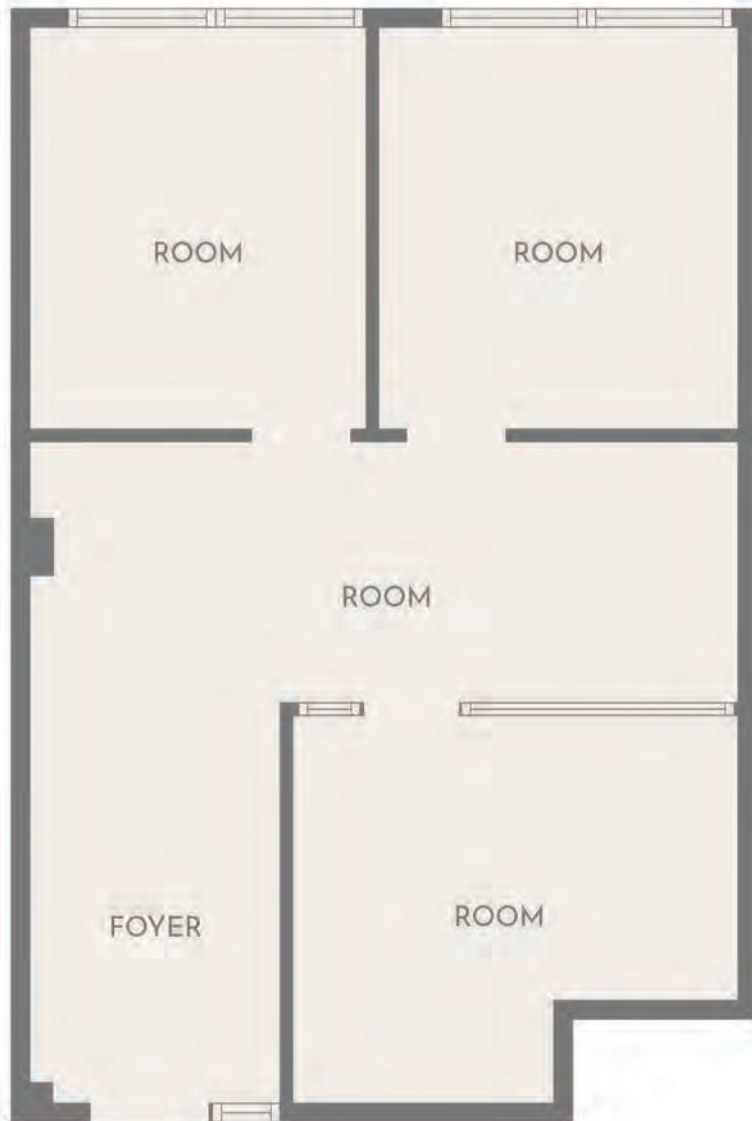
RECENTLY UPDATED, THIS SMALLER OFFICE UNIT OFFERS A BRIGHT PAINT SCHEME THROUGHOUT, WITH 2 INDIVIDUAL OFFICES AND WAITING AREA. The front office has a full glass wall as a modern update and the back office has a large window that faces the back parking lot allowing for a lot of natural light to come in and pass through the transom window that separates the 2 offices. Move in ready, this space works for a number of professional businesses under the C5 - City Center Commercial Zoning so book your showing quick before it disappears!





PRICE IMPROVEMENT! This newly updated second-storey office space at 33119 South Fraser Way in Abbotsford offers a quiet and professional working environment ideal for a variety of business uses. The space features modern improvements throughout, providing a clean and comfortable setting for staff and clients alike. Located just off a major thoroughfare, the property benefits from ample on-site parking, making access easy and convenient. Its second-storey location provides a peaceful setting while still offering excellent connectivity to nearby services, retail, and transit options.

NOTE: Utilities are included in pricing (not internet).



FLOOR PLAN CREATED BY COBINCASA APP. MEASUREMENTS DIRECTED FROM EXTERIOR BUT NOT GUARANTEED.

SECOND FLOOR PROFESSIONAL OFFICE UNIT ABBOTSFORD, BC OFFICE BUILDING

UNIT #206

615 SF

NEW LEASE RATE:
\$12.00/SF

ADDITIONAL RENT:
\$8.00/SF

AVAILABILITY:
IMMEDIATELY

MLS NUMBER:
C8074551

ZONING:
C5 - CITY CENTER
COMMERCIAL ZONE

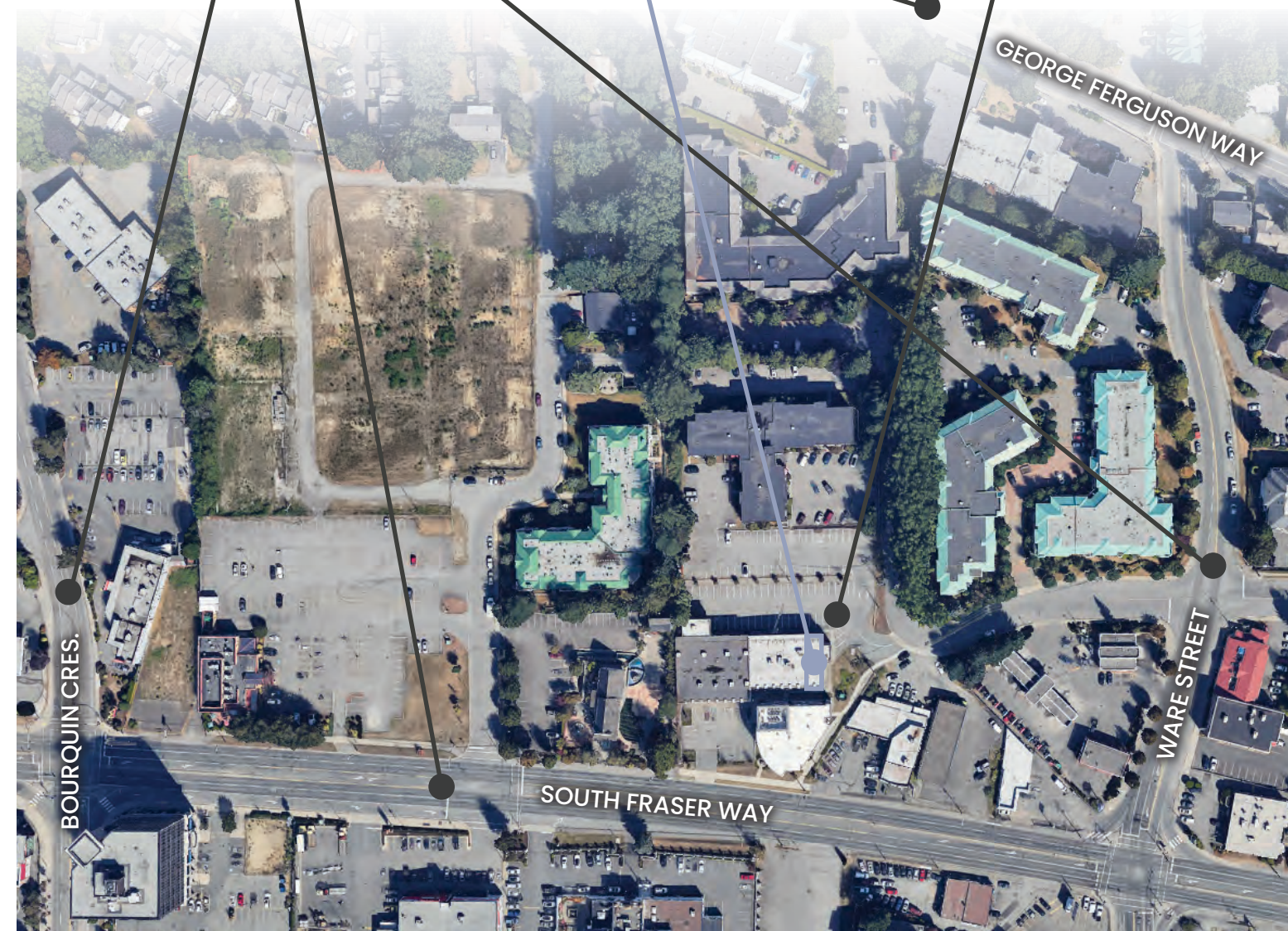
AMBASSADOR
BUILDING 33119
SOUTH FRASER WAY
ABBOTSFORD, BC



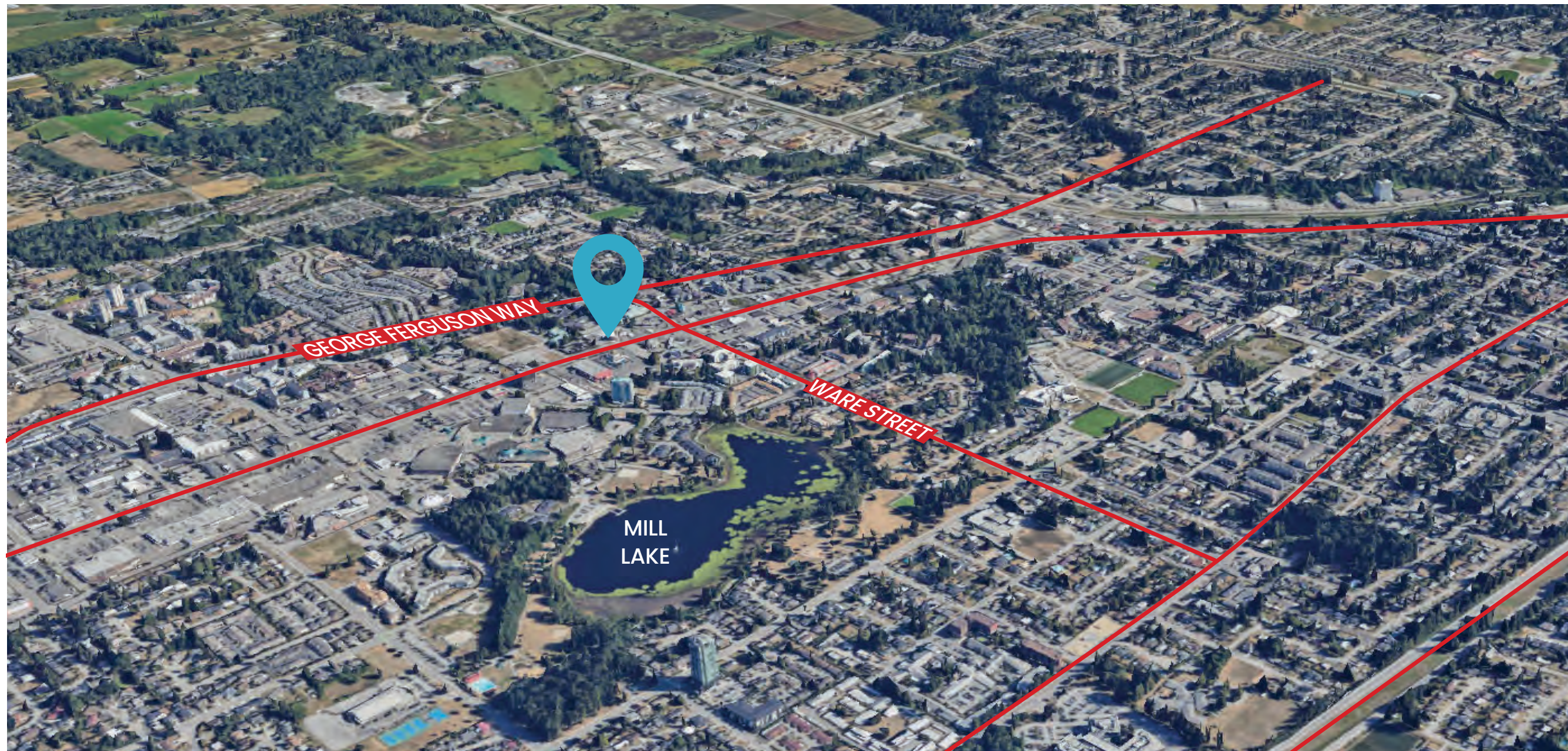
EASY
ACCESS FROM
MAJOR
CITY ARTERIES
AND CROSS
ROADS

LOCATED
IN WELL KNOWN
ORIGINAL
AMBASSADOR
BUILDING

DIRECT
ACCESS FROM
BOTH FRONT AND
BACK TO LARGE
PARKING LOT



AMBASSADOR BUILDING
LOCATED IN
CENTRAL ABBOTSFORD
WITH EASY ACCESS FROM
HIGHWAY 1 VIA
CLEARBROOK ROAD EXIT
TO EAST ON SOUTH FRASER WAY
TO FRONT AND BACK PARKING LOTS



GEORGE FERGUSON WAY

WARE STREET

MILL LAKE

SOUTH FRASER WAY

MARSHALL ROAD

TRANS CANADA HIGHWAY (HWY 1)

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