



FOR LEASE

Unit 100-2480 Mount Lehman Rd, Abbotsford, BC

SIZE: 1,534 SF



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PROPERTY DESCRIPTION

Position your business in one of Abbotsford's most desirable commercial corridors. This 1,534 square foot office space offers a clean, open-concept layout perfect as a blank canvas for your custom tenant improvements or ideal to keep as an airy, collaborative workspace.

The unit includes a private washroom and a versatile storage room that can also be repurposed as a staff lounge. Large windows provide natural light, creating a welcoming environment for staff and clients alike. Conveniently located on Mt. Lehman Road, the property offers excellent access to Highway 1, the Abbotsford International Airport, and key commercial amenities nearby. This flexible space is ready for occupancy and ideal for professional services, creative offices, or businesses seeking a central Abbotsford address.

CDW
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REMAX
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PROPERTY HIGHLIGHTS

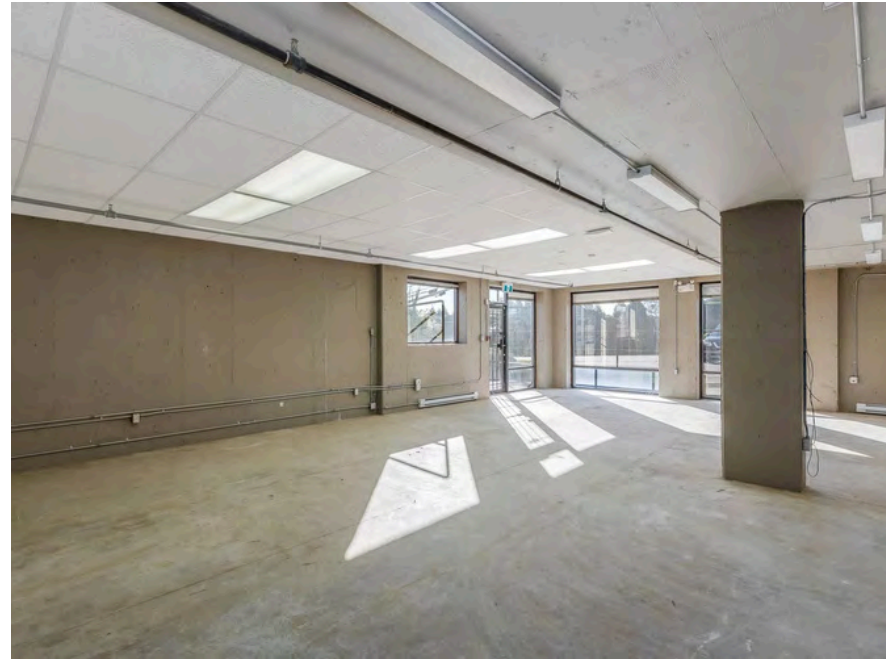
**NEW LEASE
RATE: \$16.00/SF**

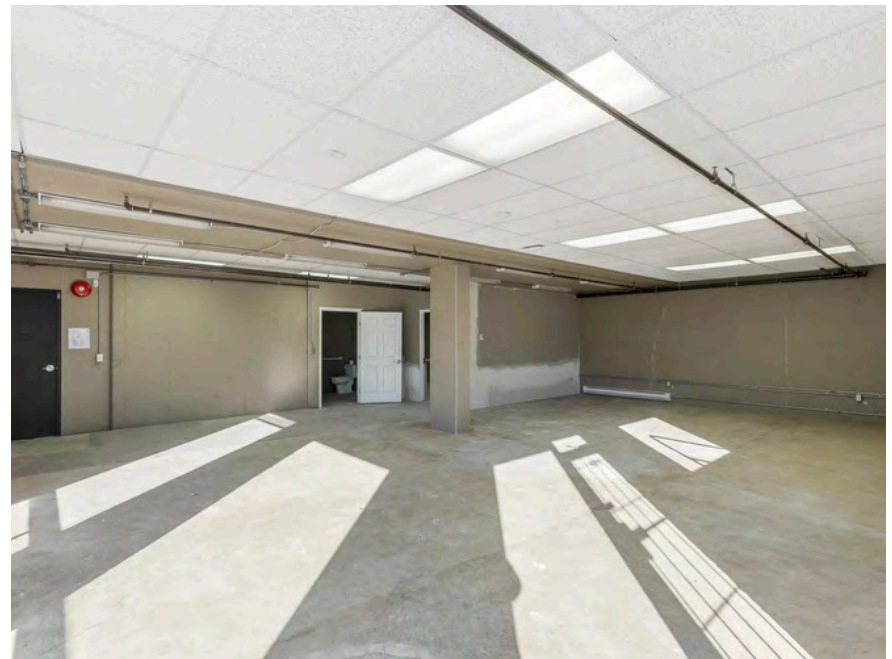
**ADDITIONAL
RENT: \$5.20/SF**

**ZONING: I2 -
GENERAL
INDUSTRIAL ZONE**

**MLS NUMBER:
C8072542**

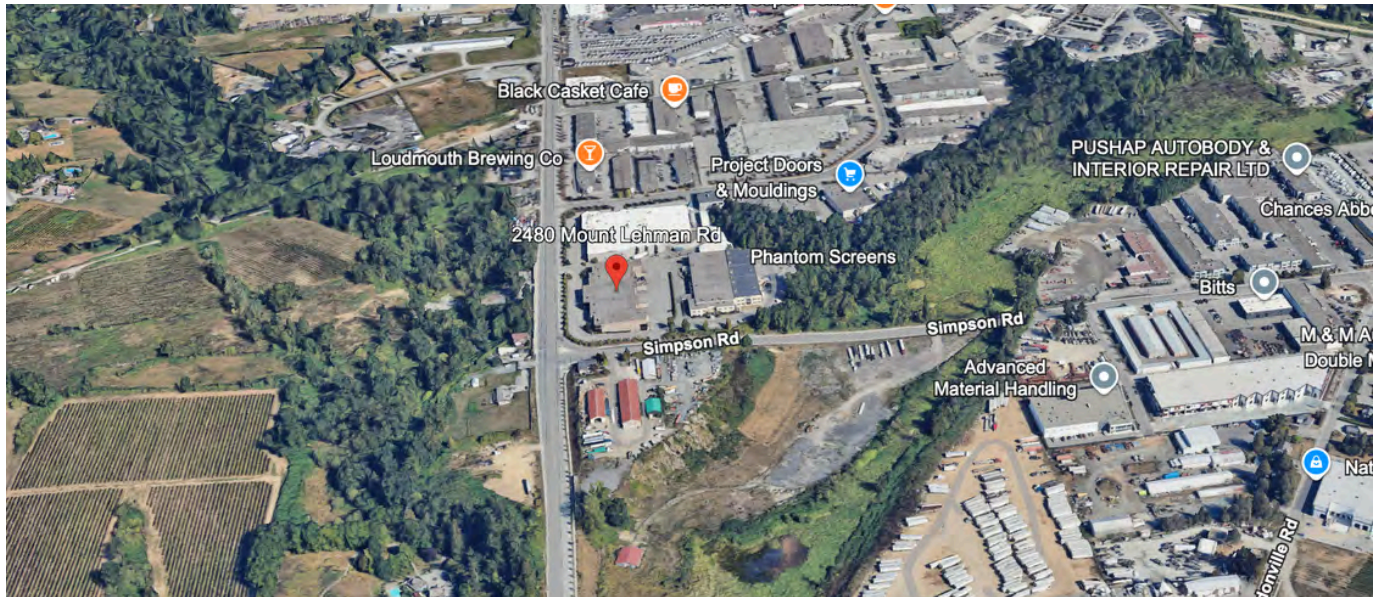
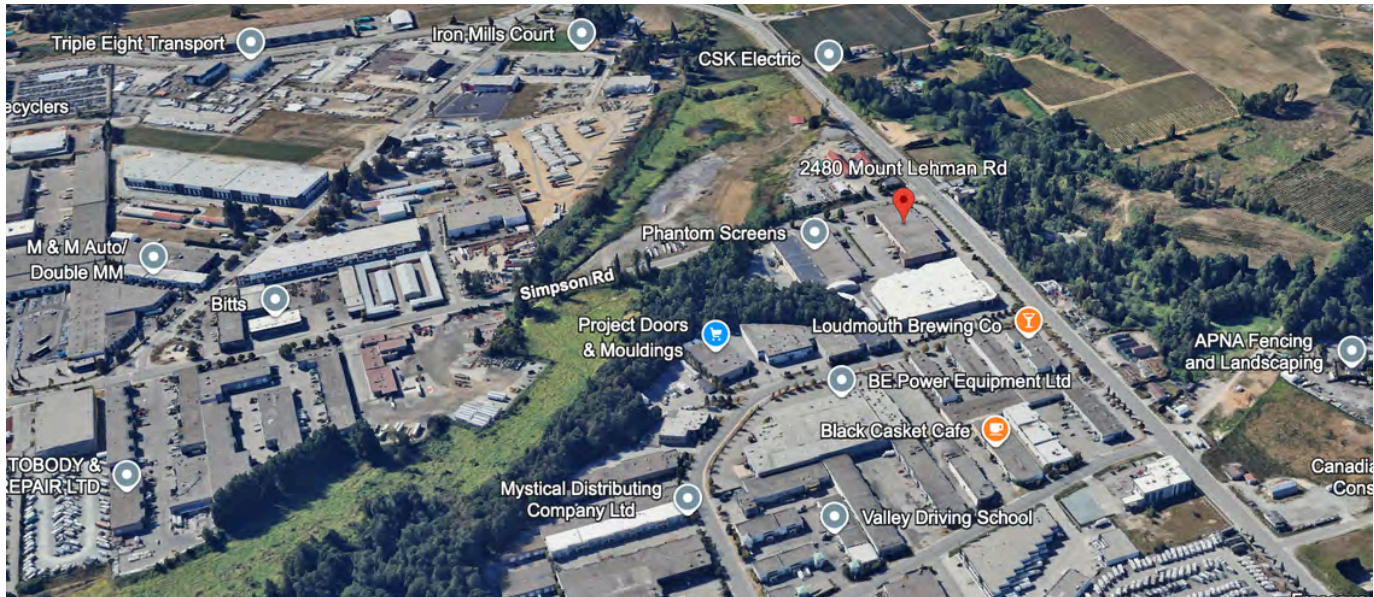








LOCATION - ABBOTSFORD



PRIME LOCATION: MT. LEHMAN RD. WITH EASY ACCESS TO HWY 1, YXX AIRPORT, AND NEARBY AMENITIES.

FLEXIBLE SPACE: 1,534 SQ. FT. OPEN LAYOUT FOR CUSTOM IMPROVEMENTS OR COLLABORATION.

FUNCTIONAL DESIGN: PRIVATE WASHROOM, NATURAL LIGHT, AND A VERSATILE STORAGE/STAFF ROOM.



CONTACT US FOR MORE INFORMATION

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