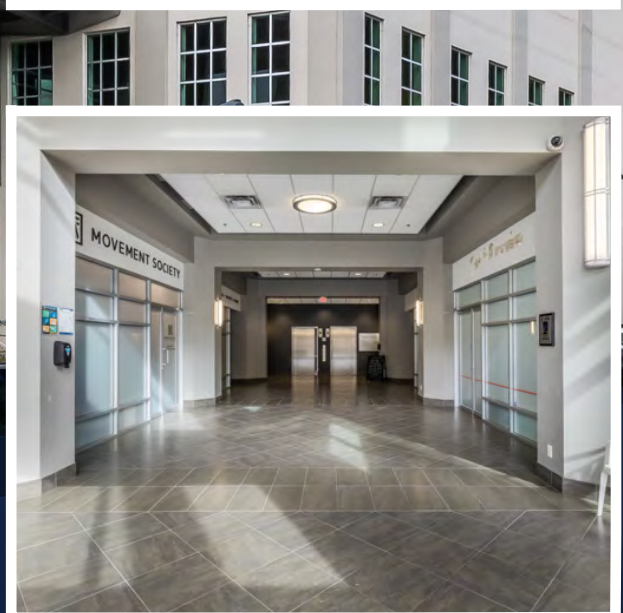


FOR LEASE

MILL TOWER
34077 GLADYS AVENUE
ABBOTSFORD, BC

RE/MAX
COMMERCIAL



A modern redesign was brought to this distinctive Abbotsford building - The Mill Tower - approximately 10 years ago in the Downtown Core. Parking is ample with approximately 40+ surface stalls available and access to central Abbotsford and multiple Highway 1 exits are only minutes away. Still in partial shell phase, this unit has had the demising walls installed, installed, is now fully drywalled and carpet tiles have been laid down.



FOR LEASE

PROPERTY SUMMARY

AVAILABLE SF: 785 - 2,383 SF*

UNITS AVAILABLE: 210, 230, 240A, 240B

REDUCED BASE LEASE RATES: \$16.00-\$28.00/SF

ADDITIONAL RENT: \$12.50/SF

AVAILABILITY: Immediately

BUILDING NAME: Mill Tower

YEAR BUILT: 1968 (Renovated 2023)

SPACE USE: Professional Office

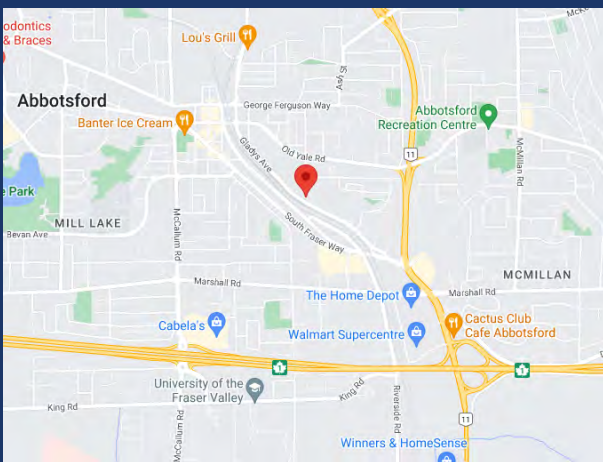
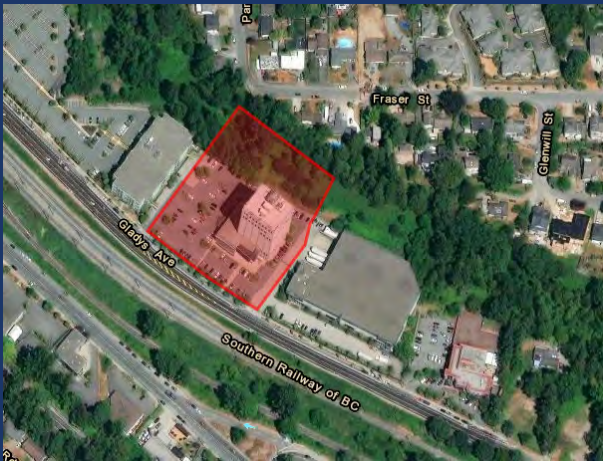
ZONING: CSC - Community Commercial Zoning

LEGAL: STRATA LOT 7 & 8; SECTION 15 TOWNSHIP 16 NEW WESTMINSTER DISTRICT

STRATAPLAN EPS1530 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Some of these units can be combined to create a larger floor plan if necessary.*

Call the CDW & Associates Team to book a showing!



CHARLES D. WIEBE, CIPS, E.
TECH PREC - Commercial
REALTOR 778-549-8555 (Mobile)
charles@cdwandassociates.com
www.cdwandassociates.com



MARTY PETERS, CIPS
PREC - Commercial REALTOR
604-308-2931 (Mobile)
marty@cdwandassociates.com
www.cdwandassociates.com

UNIT 210 - 34077 GLADYS AVENUE



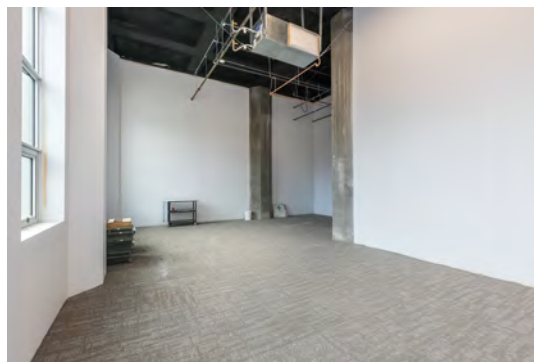
Size: 2,369 SF
Base Rent: \$28.00/SF
MLS #: C8052733

UNIT 230 - 34077 GLADYS AVENUE

Size: 2,383 SF
Base Rent: \$16.00/SF
MLS #: C8060950



UNIT 240A & B - 34077 GLADYS AVENUE



Size: 785 SF, 878 SF
Base Rent: \$16.00/SF
MLS #: C8060951,
C8060954

The information contained herein has been obtained through sources deemed reliable by CDW & Associates - RE/MAX Commercial Advantage but cannot be guaranteed for its accuracy. We recommend to the buyer that any information which is of special interest should be obtained through independent verification.
ALL MEASUREMENTS ARE APPROXIMATE.



CHARLES D. WIEBE, CIPS, E.
TECH PREC - Commercial
REALTOR 778-549-8555 (Mobile)
charles@cdwandassociates.com
www.cdwandassociates.com



MARTY PETERS, CIPS
PREC - Commercial REALTOR
604-308-2931 (Mobile)
marty@cdwandassociates.com
www.cdwandassociates.com

