

FOR LEASE

#101 2776 BOURQUIN CRES. W • ABBOTSFORD • BC



CDW
& ASSOCIATES
COMMERCIAL REAL ESTATE

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501 - 889 Pender Street, Vancouver, BC

RE/MAX
COMMERCIAL
RE/MAX COMMERCIAL ADVANTAGE



Each office independently owned and operated.





**END CAP OFFICE UNIT
ABBOTSFORD, BC
PROFESSIONAL/
RETAIL COMPLEX**

2,303 SF

**LEASE RATE:
\$20.00/SF**

**ADDITIONAL RENT:
\$9.00/SF**

**AVAILABILITY:
MAY 1, 2024**

**MLS NUMBER:
C8059142**

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



LOCATED ON BUSY BOURQUIN CRESCENT, just behind the McDonald's complex and across the street from Ventura Avenue, this end cap office unit offers a great layout and is a beautifully renovated space for any number of professional services. Walking into the reception area, there is a boardroom just to your left that is partially encompassed with glass walls to allow for plenty of natural and over head light to pour in. Continuing straight down the hall, you are met with offices on either side and multiple storage closets. As the unit continues to wrap around the perimeter, on the other side is another large storage room and a kitchenette with dishwasher, sink and full size fridge. Straight ahead of that are 4 smaller - cubicle sized - offices all with floor to ceiling glass doors, and then as the space wraps around back to the front, you will find your largest offices that could fit multiple desks taking advantage of the buildings front windows.

****NOT SUITABLE FOR A DAYCARE.**



CURRENTLY SET UP
OFFICE SPACE,
W/OFFICES,
BOARDROOM, KITCHEN,
WASHROOM, STORAGE
IN HIGHLY VISABLE
PROFESSIONAL/
RETAIL COMPLEX



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.

LOCATED
ON BUSY
BOURQUIN CRES.
IN BUSINESS
HUB OFF SOUTH
FRASER WAY

COMPLEX
PARKING LOT
AVAILABLE FOR
BOTH STAFF
AND CLIENTS

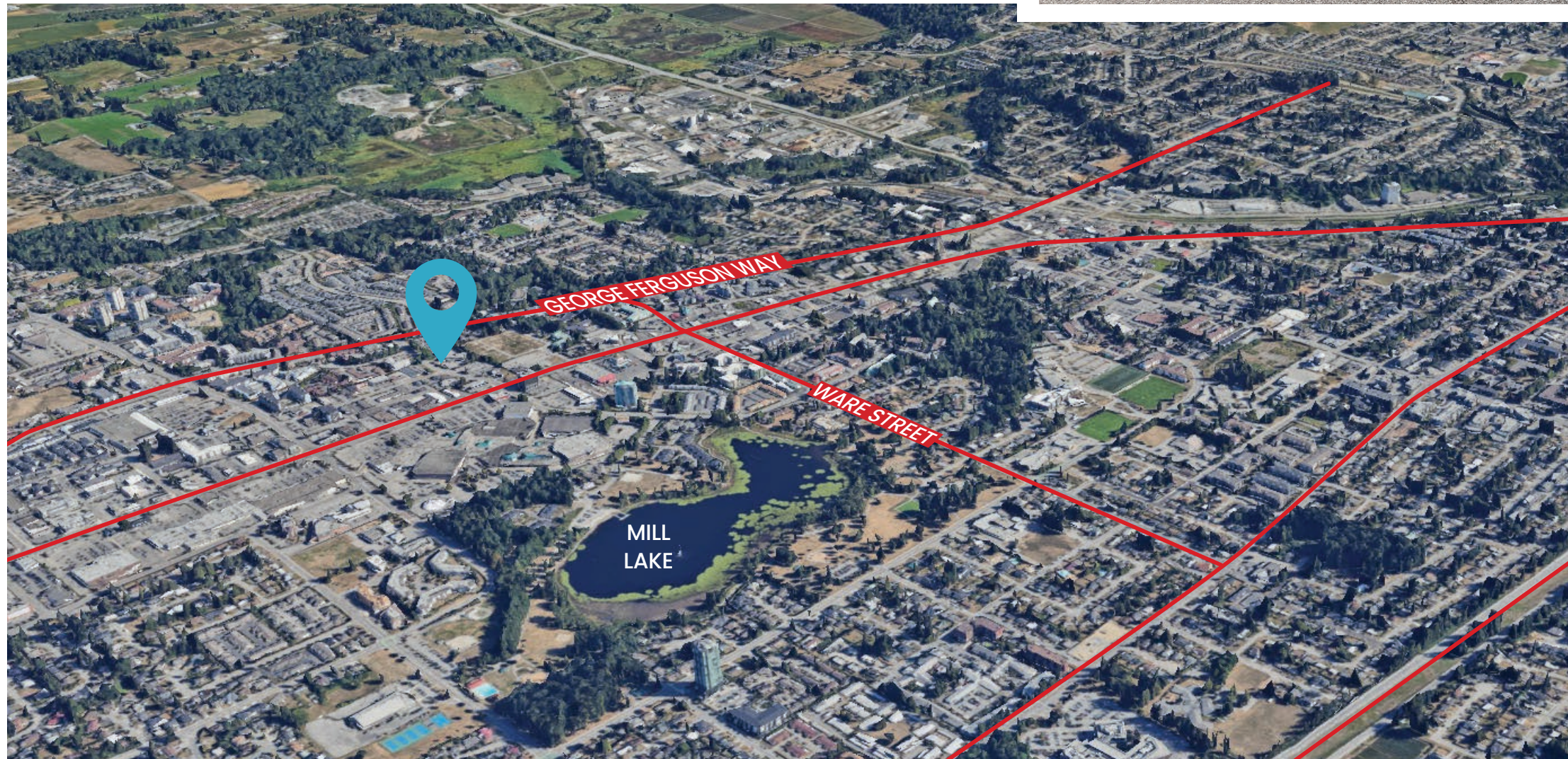
EASILY
ACCESSED FROM
VARIOUS MAJOR
CITY ARTERIES



**BUSY PROFESSIONAL
& RETAIL SPACE**
LOCATED IN
**CENTRAL
ABBOTSFORD**
ON BOURQUIN CRESCENT
OFF NORTH SIDE
SOUTH FRASER WAY

CDW

#101 2776
BOURQUIN CRES. W.



SOUTH FRASER WAY

MARSHALL ROAD



TRANS CANADA HIGHWAY (HWY 1)



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