

# FOR LEASE

2151 MCCALLUM ROAD  
ABBOTSFORD, BC

**RE/MAX**  
COMMERCIAL®

**Under New Management**



Recently purchased by new Owners, the McCallum Tower is undergoing major renovations to enhance the original architecture of this prominent building in Central Abbotsford but bring it into the 21st Century. With a brand new elevator being installed and all common areas getting a complete make over, you will never know that this building has been around for half a century by the time everything is completed.



# FOR LEASE

# PROPERTY SUMMARY



**AVAILABLE SF:** 600 SF - 2,851 SF

**UNITS AVAILABLE:** 200, 320, 370, 600, 620

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

**ADDITIONAL RENT:** \$12.00/SF\*\*

**AVAILABILITY:** Immediately

**BUILDING NAME:** McCallum Tower

**YEAR BUILT:** 1970 (Renovated 2021)

**SPACE USE:** Professional Office

**ZONING:** C3 - Community Commercial Zone

**LEGAL:** PART OF: LOT 160, PLAN NWP36108, SECTION 16, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT

*\*\*Additional Rent includes gas & electricity for the unit.*

Call the CDW & Associates Team to book a showing!



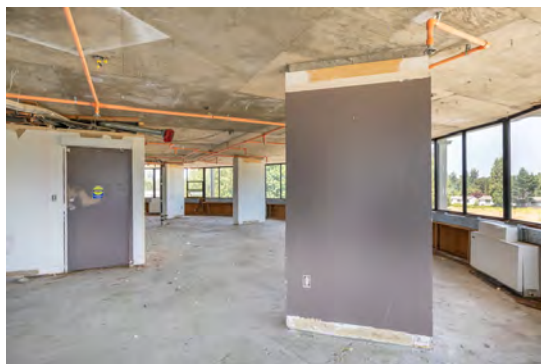
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## UNITS 320 & 370 - 2151 MCCALLUM ROAD



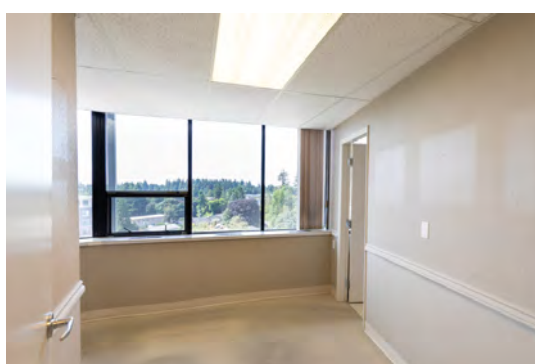
**Size:** 2,851 SF &  
745 SF  
**Base Rent:** \$22.00/SF  
**MLS #:** C8039363 &  
C8039364

## UNIT 600 - 2151 MCCALLUM ROAD

**Size:** 600 SF  
**Base Rent:** \$22.00/SF  
**MLS #:** C8039366



## UNIT 620 - 2151 MCCALLUM ROAD



**Size:** 720 SF  
**Base Rent:** \$22.00/SF  
**MLS #:** C8039367

The information contained herein has been obtained through sources deemed reliable by CDW & Associates - RE/MAX Little Oak Realty, 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.



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