

FOR LEASE

2151 MCCALLUM ROAD
ABBOTSFORD, BC

RE/MAX
COMMERCIAL®

Under New Management

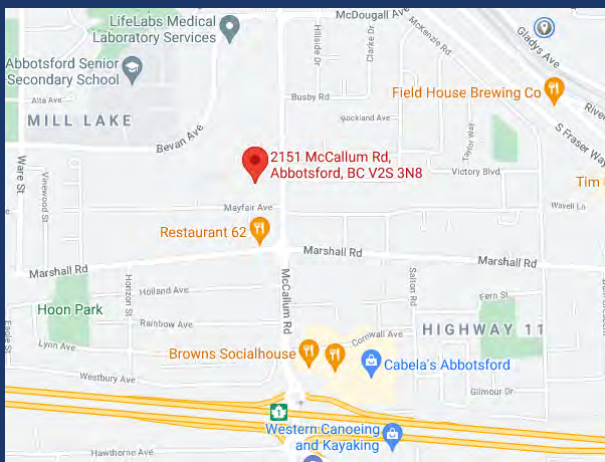
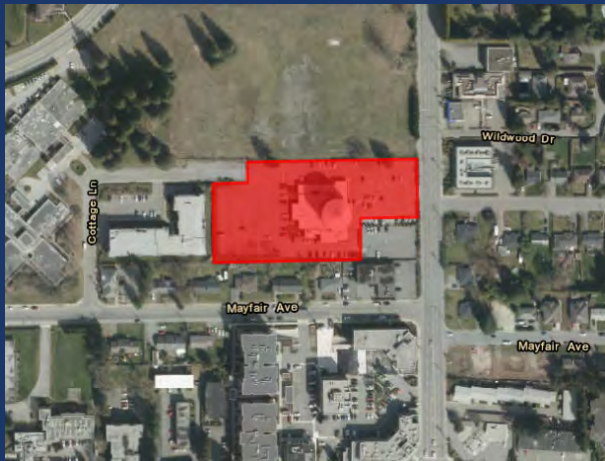


Recently purchased by new Owners, the McCallum Tower is undergoing major renovations to enhance the original architecture of this prominent building in Central Abbotsford but bring it into the 21st Century. With a brand new elevator being installed and all common areas getting a complete make over, you 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: 102, 103, 401, 402

LEASE RATE: \$22.00/SF

ADDITIONAL RENT: \$12.50/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 102 & 103 - 2151 MCCALLUM ROAD



Size: 2,851 SF &
745 SF

Base Rent: \$22.00/SF

MLS #: C8039363 &
C8039364

UNIT 401 - 2151 MCCALLUM ROAD

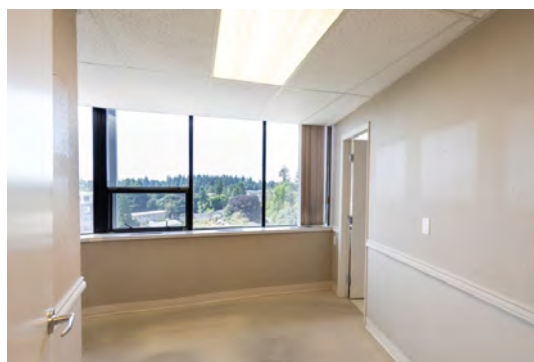
Size: 600 SF

Base Rent: \$22.00/SF

MLS #: C8039366



UNIT 402 - 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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