

FOR LEASE

UP TO 4,116 SF PROFESSIONAL OFFICE SPACE IN CLEARBROOK

32525 Simon Avenue
Abbotsford, BC

6 MONTHS FREE NET RENT
WITH A MINIMUM 5 YEAR TERM



FRONTLINE
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS:

- Up to 4,116 sf of second floor office space
- Situated in Abbotsford's Clearbrook commercial area
- Close proximity to Highway 1
- \$15.00 psf net

For more information
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Abbotsford, BC

OPPORTUNITY

This offering provides the opportunity to lease up to 4,116 square feet of second floor office space with smaller unit sizes available. The office space has a flexible, open layout with lots of natural light and the building boasts ample parking.

LOCATION

This unit is located in the heart of the Clearbrook commercial area which provides convenient access to Highway 1 as well as local thru-fares including South Fraser Way, Clearbrook Road, and Maclure Road. The surrounding retail centres and office buildings have a variety of local and national businesses creating a bustling business community.

PROPERTY FEATURES

- Large south facing windows
- Located close to elevators
- Open floor plan
- Private Executive office
- Ample parking
- Building co-tenanted by Service Canada

ZONING

The property is zoned C5 (City Centre Commercial) which allows for a wide range of uses including office, financial, service, and retail.

BASIC RENT

\$15.00 psf net

ADDITIONAL RENT

\$11.72 psf

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