

FOR LEASE | OFFICE
2777 GLADWIN ROAD
ABBOTSFORD, BC



- ▶ 1,760 SF of Fully Finished Office Space
- ▶ 3,640 SF Fully Finished Office/Medi-Spa Space (Demisable)

The Building

Gladwin Crossing is a mixed-use multi-storey retail/office building with gross leasable area of 36,466 SF on the ground floor and 34,688 SF of office on the second to third floors. This modern facility has two levels of underground parking providing 206 stalls and surface parking for 73 parking stalls. The area is surrounded by many of the national and regional tenants in Abbotsford including the Sevenoaks regional mall with over 550,000 SF of shops and services.

Highlights

- ▶ "Centre ice" location
- ▶ Good access/egress
- ▶ Fully finished office space
- ▶ Free staff parking

Sean Ogilvie
D 604.630.3402 O 604.684.7117
sean.ogilvie@lee-associates.com

Available Space

Unit	Description	Area	Basic Rent	Additional Rent (2024 Est.)	Availability
301	Office	3,640 SF	\$22.00 PSF	\$14.96 PSF	Immediate
303	Office	1,760 SF	\$24.00 PSF	\$14.96 PSF	Immediate

Location

Gladwin Crossing is located at the northwest corner of South Fraser Way and Gladwin Road in the Clearbrook district of Abbotsford. This neighbourhood is the main commercial hub of Abbotsford with the Sevenoaks Shopping Centre (562,000 SF) and West Oaks Mall (289,000 SF) directly across the street from the subject property. South Fraser Way is a major thoroughfare east/west through Abbotsford and has a traffic count exceeding 28,600 vehicles per day. Gladwin Road runs north-south and has a traffic count in excess of 17,550 vehicles per day. The only Real Canadian Superstore in Abbotsford is adjacent to the north.

Zoning

C5H (City Centre High-Rise Commercial)

Demographics	1 km	3 km	10 min
Total Population	12,341	72,897	119,706
Median Age	52.3	40.0	38.8
Avg Household Income	\$73,002	\$85,641	\$98,688
Total Daytime Population	14,867	73,107	117,450

Source: Environics Analytics 2021 Estimate



Sean Ogilvie
 D 604.630.3402 O 604.684.7117
 sean.ogilvie@lee-associates.com