

FOR LEASE | CITY SCAPE PROFESSIONAL BUILDING
2190 WEST RAILWAY STREET
ABBOTSFORD, BC

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **738 SF Ground Level Commercial Space - Open Plan with Kitchenette**
- ▶ **7,339 SF Fully Finished Executive Office Space**
- ▶ **Secured Underground Tenant Parking - 72 Stalls (Including 1 Motorcycle Stall)**
- ▶ **40 At-Grade Visitor Parking Stalls**
- ▶ **Good Access to Highway 1 via Sumas Way**

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CELEBRATING OVER
 **50**
YEARS IN VANCOUVER

Available Space

| Unit | Size (Rentable) | Lease Rate |
|------|-----------------|-------------|
| 104 | 738 SF | \$24.00 PSF |
| 300 | 7,339 SF | \$21.00 PSF |

Taxes & Operating Costs

\$12.37 PSF (2025 estimate)

Availability

Immediate

Zoning

C-3 – allows a wide range of commercial uses

Features

UNIT 104

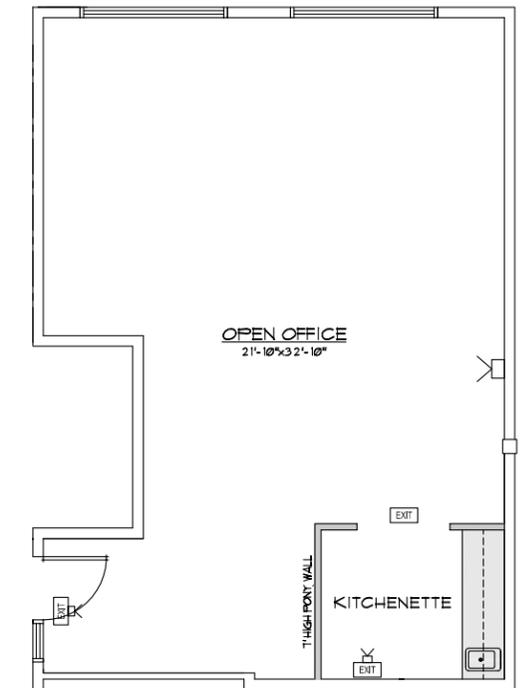
- ▶ Fully finished spaces
- ▶ Large bright windows
- ▶ Nice common outdoor lunch area
- ▶ Good visitor parking at grade
- ▶ Secured staff parking

UNIT 300

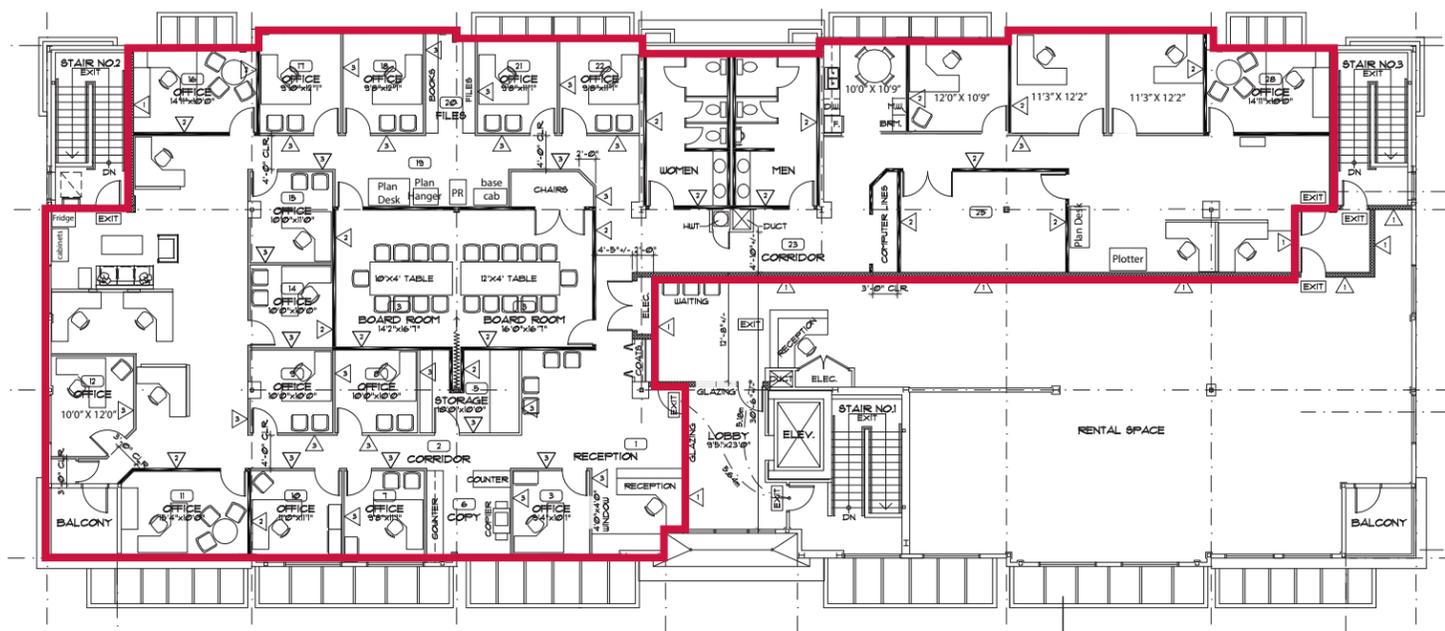
- ▶ Top floor
- ▶ Private patio
- ▶ Quality improvements
- ▶ Private M/F washrooms



Floor Plan | Unit 104



Floor Plan | Unit 300





| Demographics | 1 km | 3 km | 5 km |
|--------------------------|----------|-----------|-----------|
| Median Age | 35.8 | 39.8 | 39.5 |
| Population | 8,726 | 59,804 | 117,082 |
| Average Household Income | \$99,816 | \$108,880 | \$115,020 |
| Total Daytime Population | 8,973 | 55,930 | 166,315 |

Source: Sitewise Analytics 2024 Estimate

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