

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

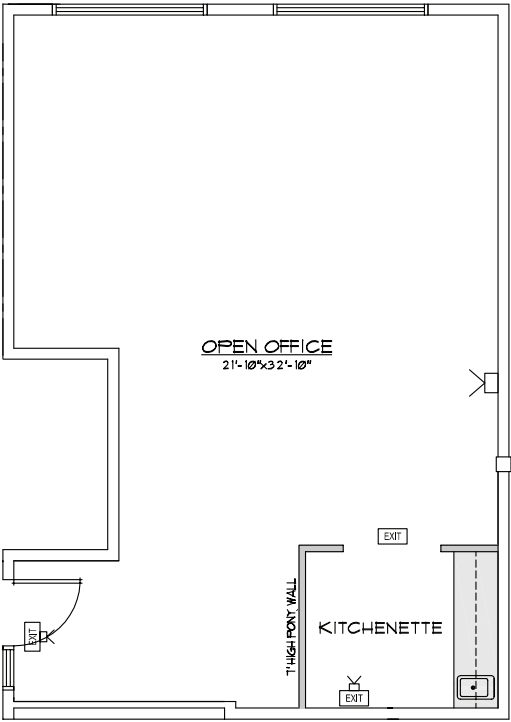
- ▶ Fully finished spaces
- ▶ Large bright windows
- ▶ Nice common outdoor lunch area
- ▶ Good visitor parking at grade
- ▶ Secured staff parking

UNIT 300

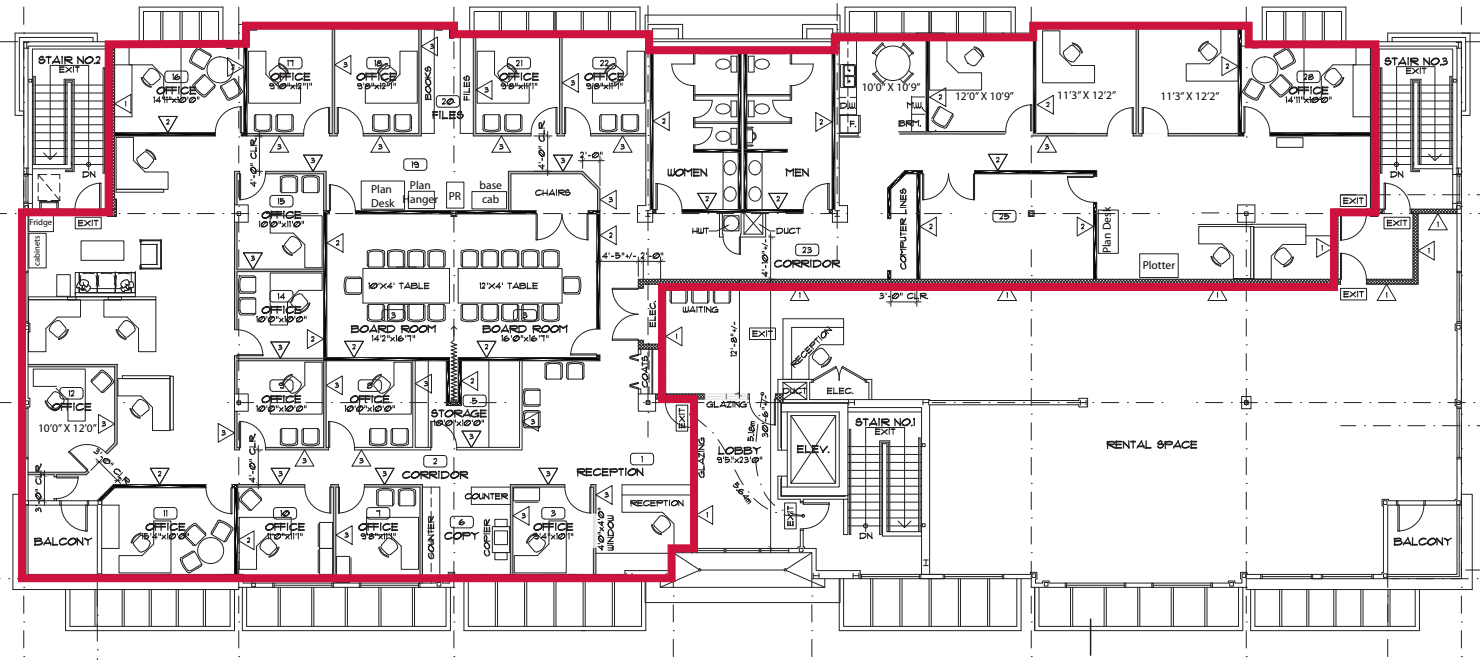
- ▶ Top floor
- ▶ Private patio
- ▶ Quality improvements
- ▶ Private M/F washrooms



Floor Plan | Unit 104



Floor Plan | Unit 300





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