

FOR LEASE | CITY SCAPE PROFESSIONAL BUILDING
2200 WEST RAILWAY STREET
ABBOTSFORD, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **3,610 SF of Attractive, Fully Finished Ground Level Commercial Space**
- ▶ **Freestanding Building**
- ▶ **Secured Underground Tenant Parking & 40 At-Grade Visitor Parking Stalls**
- ▶ **Good Access to Highway 1**

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

CELEBRATING OVER
50
YEARS IN VANCOUVER

Zoning
C-3 – allows a wide range of commercial uses

Available Space

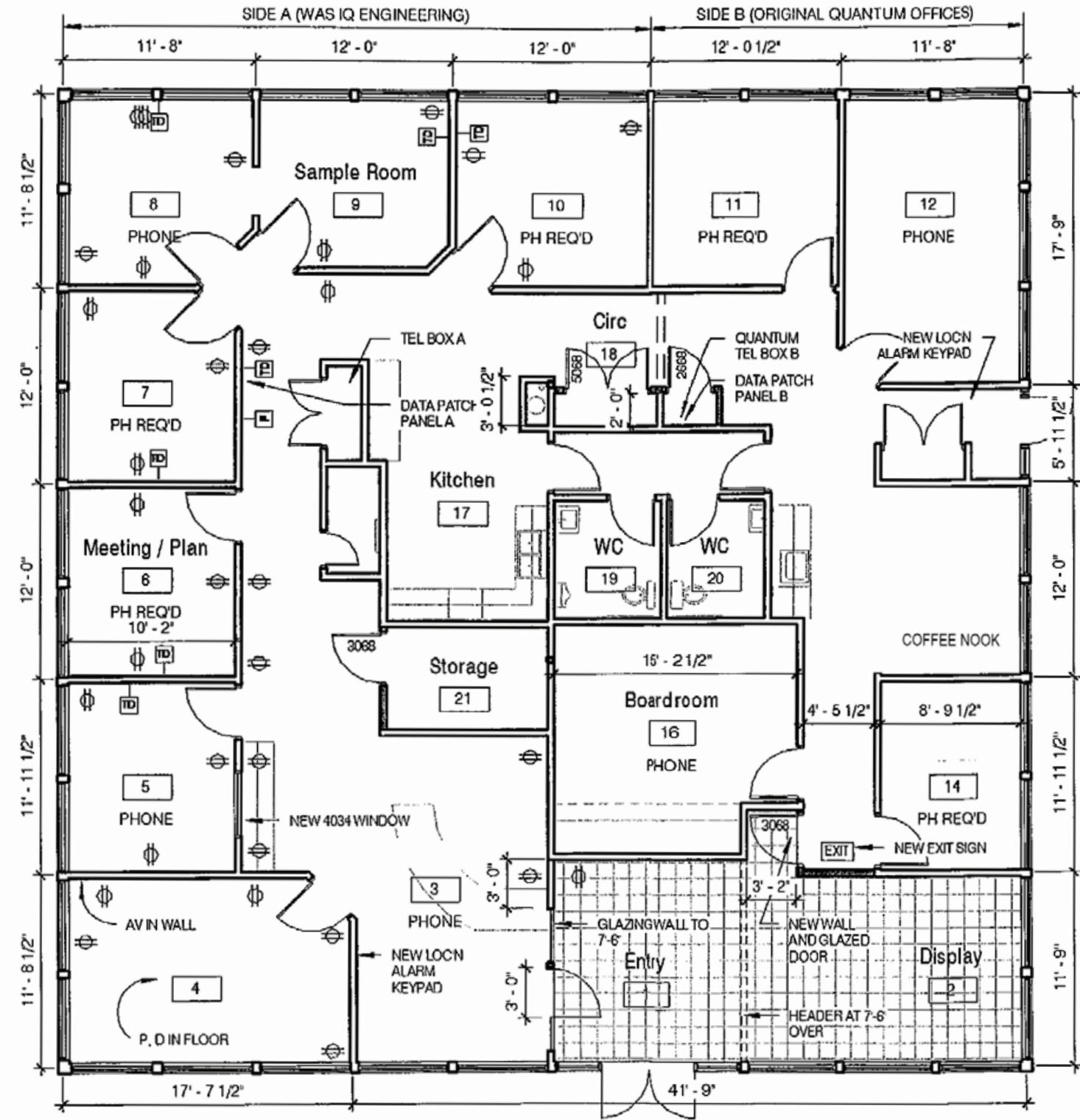
Unit	Size	Lease Rate
2200 West Railway St.	3,610 SF	\$26.00 PSF
#1 - 2200 Riverside Rd.	1,800 SF	Call for rate

Taxes & Operating Costs
\$12.39 PSF (2025 estimate)

Availability
Immediate



Floor Plan | 2200 West Railway Street (may not be exactly as shown)





Sean Ogilvie

📞 604.630.3402 📠 604.684.7117

sean.ogilvie@lee-associates.com

© 2025 Lee & Associates Commercial Real Estate (BC) Ltd. ("Lee & Associates Vancouver"). All Rights Reserved. 910. E. & O.E.: Although the information contained within is from sources believed to be reliable, no warranty or representation is made by Lee & Associates Vancouver as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.

CELEBRATING OVER
50
YEARS IN VANCOUVER