

FOR LEASE | COMMERCIAL  
**#1 - 2200 RIVERSIDE ROAD**  
ABBOTSFORD, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **1,800 SF Rare Ground Level Office Unit with Bay Door Access**
- ▶ **Approximately 640 SF of Free Mezzanine Space**
- ▶ **Good Access to Highway 1 via Sumas Way**

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## #1 - 2200 RIVERSIDE ROAD

### ABBOTSFORD, BC

### Zoning

C-3 – allows a wide range of commercial uses

### Available Space

1,800 SF ground floor office

Approximately 640 SF of free mezzanine space over two areas

### Lease Rate

\$25.00 PSF gross (includes Hydro)

### Availability

Immediate

### Features

- ▶ On-site and street parking
- ▶ Provisions for venting
- ▶ Multiple utility sinks
- ▶ Large lunch room
- ▶ Adjacent fenced outdoor storage/parking area
- ▶ Security shades for windows

### FLOOR PLAN | MAIN FLOOR

