## **#109 37451 KILGARD ROAD, ABBOTSFORD**FULLY BUILT OUT AND FURNISHED OFFICE SPACE













**TOTAL SIZE** +/- 2,940 SQFT

## **PARKING**

Contact Listing Agent

TOTAL GROSS MONTHLY RENT \$6,041.00 + GST

Contact Listing Agent for Individual Office Lease Rates

## **OVERVIEW**

The Subject Property features furnished office space with the ability to lease one of the seven individual offices or the whole floor space. Gross rent lease offers tenants security of increasing prices. The space includes air conditioning, heat, internet, and hydro. The space features individual and secure locks on doors and a fully furnished kitchenette with included supplies.

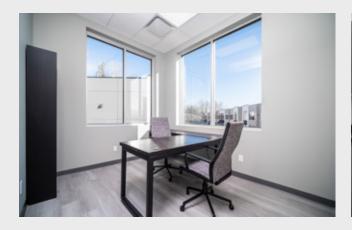




**Gross Rent Lease** 

**Ability To Lease Single Offices** 

**Immediate Access To Highway 1** 







Room 1: LEASED

Room 2: LEASED

Room 3: ± 103 SF

Room 4: ± 83 SF

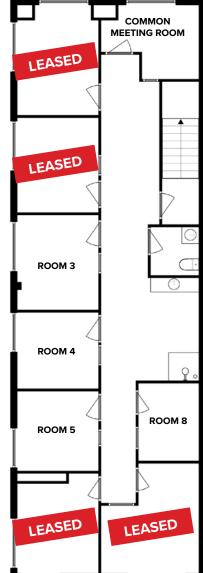
Room 5: ± 87 SF

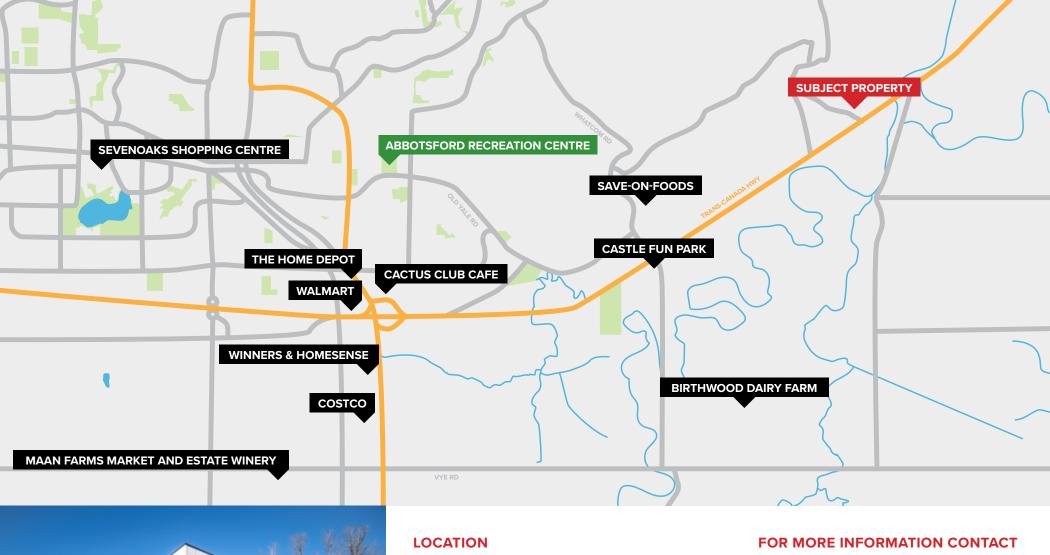
LEASED Room 6:

LEASED Room 7:

Room 8: ± 63 SF

Sizes are approximate and based on architectural measurements.







Kilgard is strategically located off Highway 1 with immediate access into downtown Abbotsford and a 15 minute drive to the Sumas border crossing.

## **KATIE ZOLADEK**

katie.zoladek@williamwright.ca 604.428.5255

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William Wright Commercial Real Estate Services Inc. #1340-605 Robson Street, Vancouver T 604.428.5255 | F 604.428.5254 williamwright.ca