

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

**FOR  
LEASE**



**WILLIAM | WRIGHT**

Commercial Real Estate Services

**KATIE ZOLADEK**

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**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.

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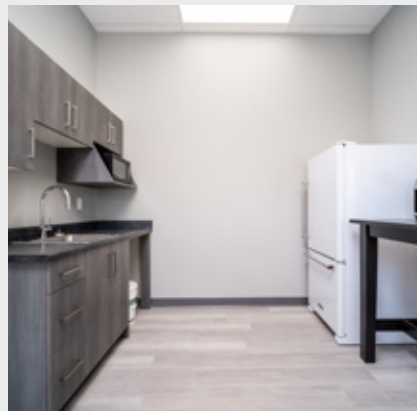
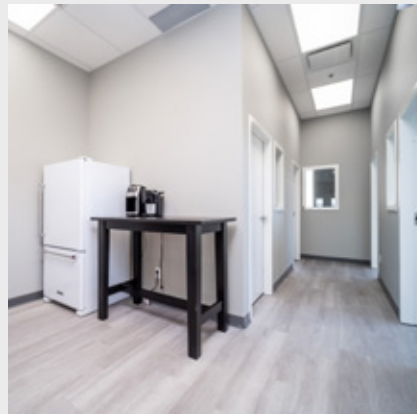


Fully Built Out And Furnished Office Space

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

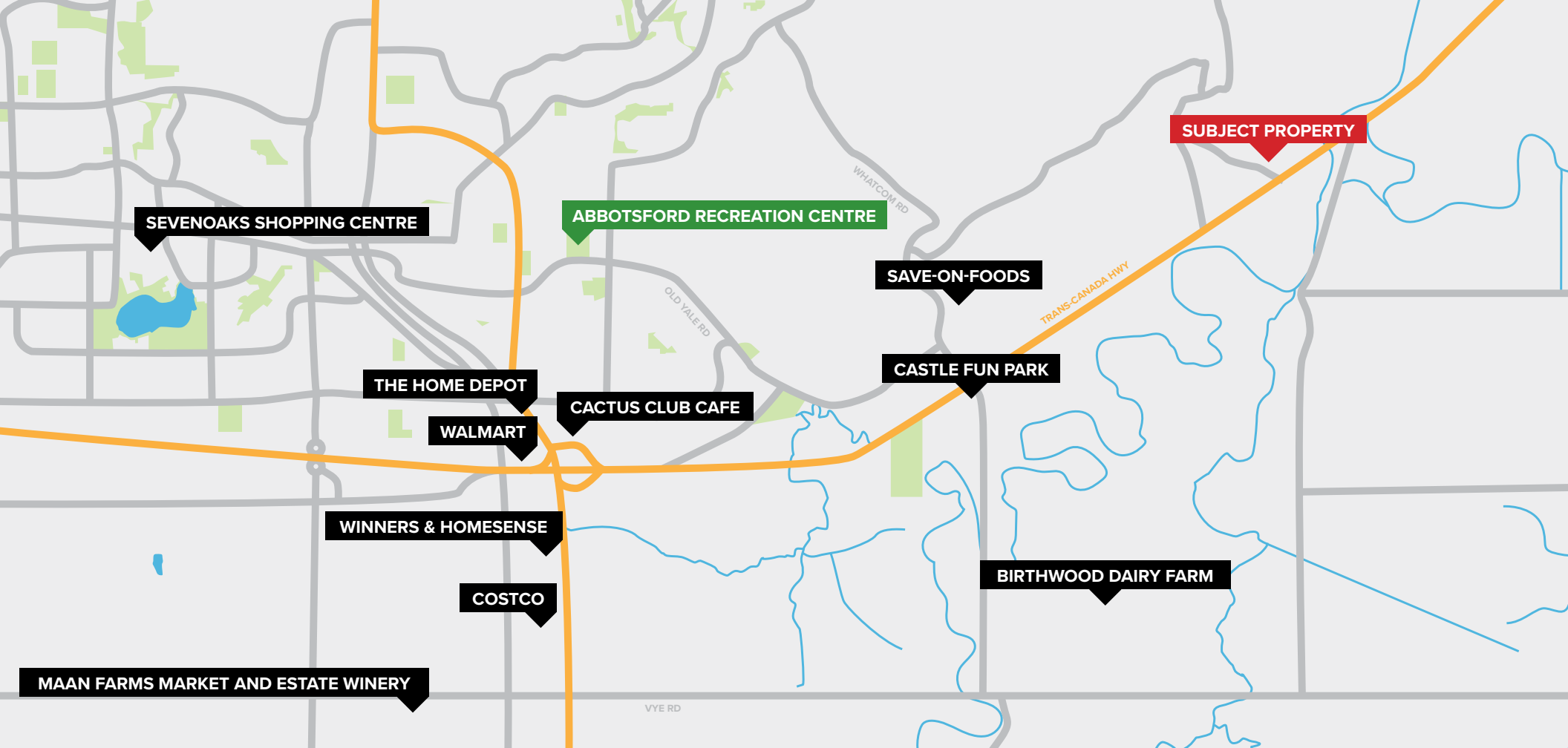
Room 6: **LEASED**

Room 7: **LEASED**

Room 8: ± 63 SF

Sizes are approximate and based on architectural measurements.





## LOCATION

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

## FOR MORE INFORMATION CONTACT

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