202 - 33103 1ST AVENUE, MISSION

PROFESSIONAL OFFICES AT WASHINGTON AVE PLACE

FOR LEASE



WILLIAM | WRIGHT

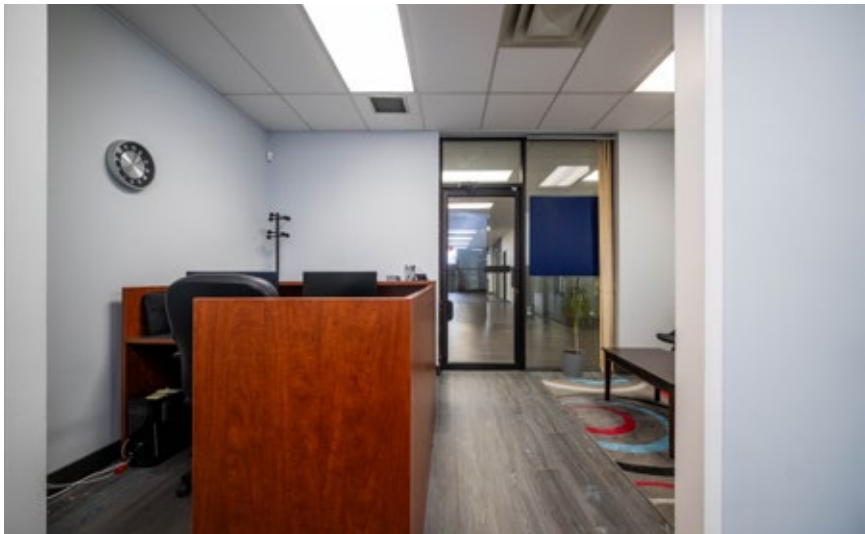
CHRIS VAN VLIET
PERSONAL REAL ESTATE CORPORATION
chris@williamwright.ca
604.546.5555

NAZ DIVA
naz.diva@williamwright.ca
604.546.5555









UNIT 202 AT WASHINGTON AVE PLACE

This second-floor office unit offers a bright and well-appointed workspace suitable for professional, medical, and service-oriented uses.

The layout provides multiple private offices or consultation rooms, allowing flexibility to accommodate a range of business operations. Large windows bring in natural light, creating a pleasant and productive working environment, while the tasteful interior finishes reflect the quality of the space. The unit is move-in ready and located within a well-maintained and professionally managed downtown building that has been thoughtfully renovated by the landlord. Ample on-site parking for both staff and visitors further enhances convenience, making this an excellent option for users seeking quality space in a central location.



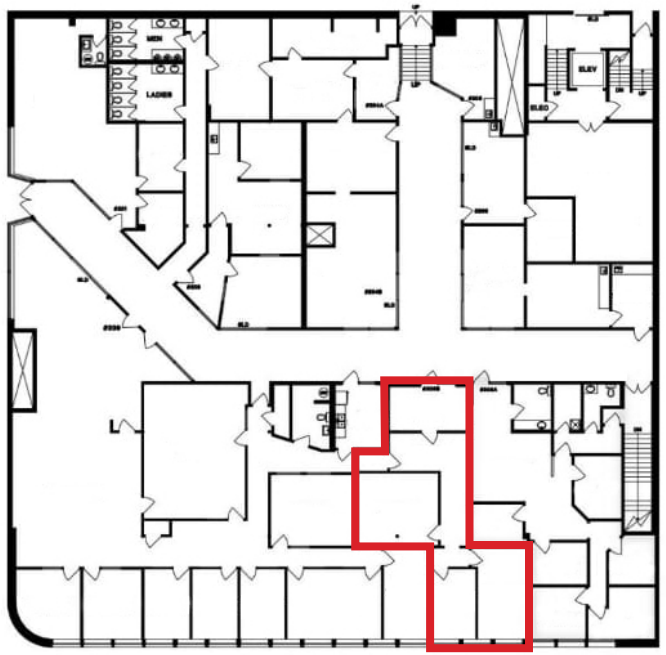


DT1 ZONING USAGES

Highly suitable for medical clinics, blood collection clinics, multidisciplinary healthcare providers, corporate/regional offices, government services, accounting and legal firms, financial services, counselling practices, engineering/ consulting firms and other professional users.

PROPERTY HIGHLIGHTS

- Move-in ready unit with lots of natural light and high quality flooring
- Flexible second-floor office with multiple private offices
- Private in-suite washroom and welcoming reception area
- Central Downtown Mission location within a walkable commercial district
- Rare on-site parking with multiple building access points



SALIENT FACTS

SIZE
+/- 1,174 SQFT

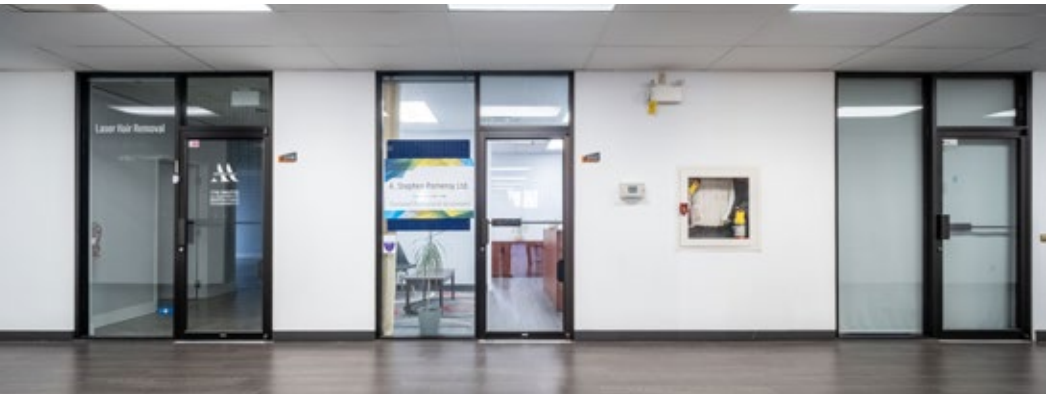
PARKING
On-site

ZONING
DT1

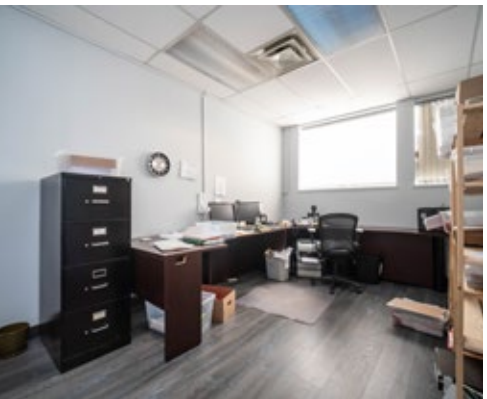
BASIC RENT
$18.00/FT

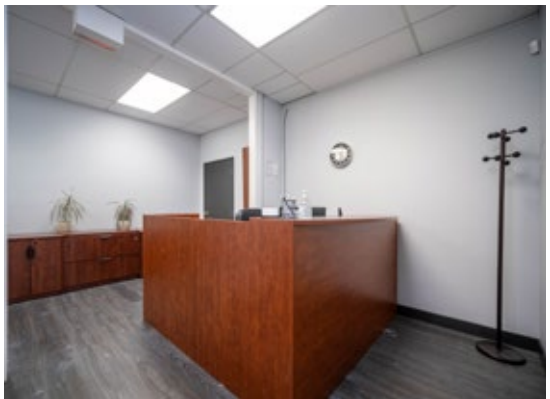
ADDTIONAL RENT
$7.83/FT















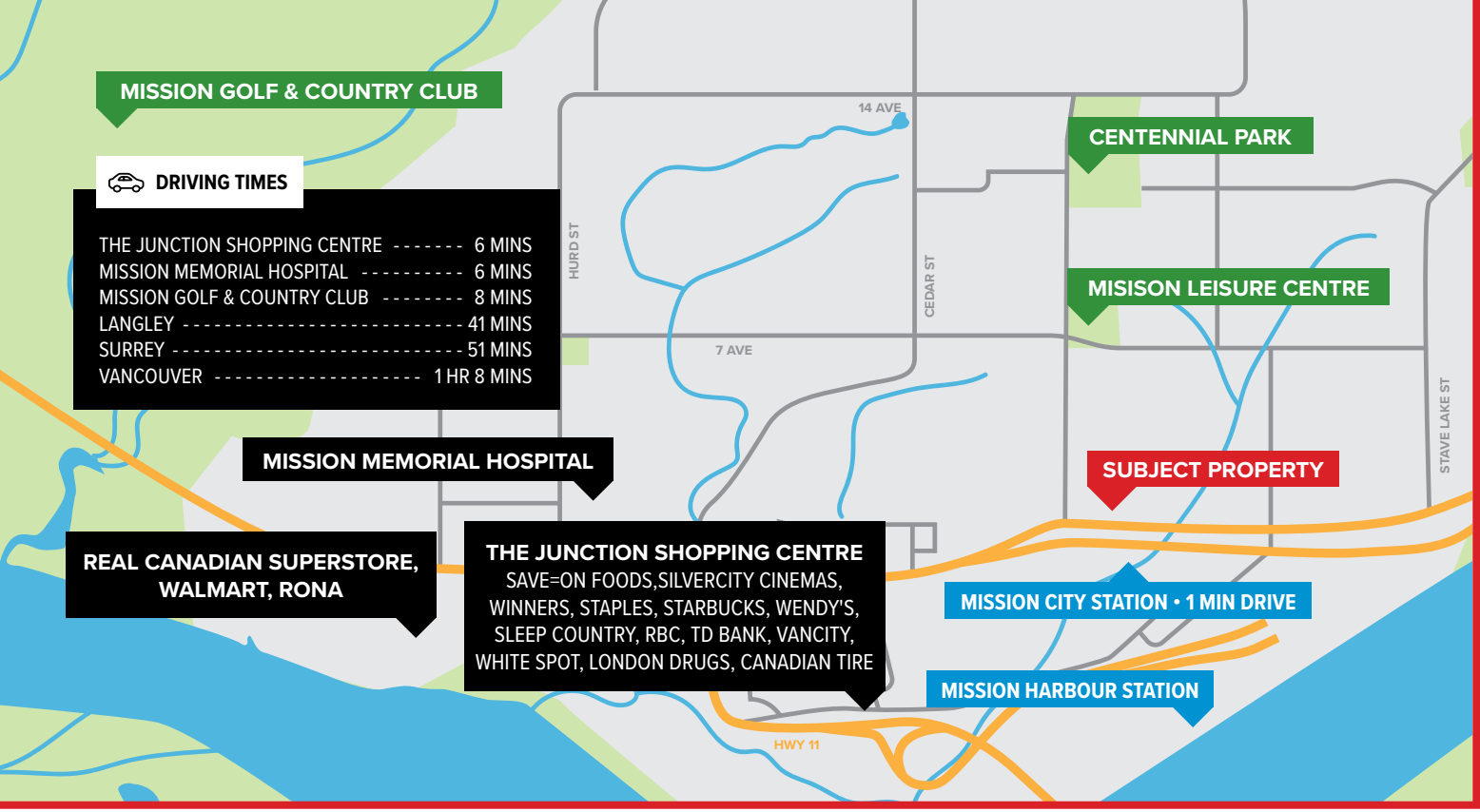


Mission City West Coast Express Station
3 Minute Walk / 1 Minute Drive

Mission Population
41,519 (2021)

Population Growth
+7.7% (2016–2021)

Avg. Household Income
$112,400



Transit Access
Bus routes within walking distance

Primary Demographics
Families, professionals, commuters

Downtown Character
Walkable, service-oriented, mixed-use

Parking Availability
Limited downtown; on-site parking is a key advantage

LOCATION & TRANSIT

Situated in the heart of Downtown Mission, the property benefits from strong visibility and its position within an established commercial corridor. The surrounding area includes professional offices, personal services, cafés, restaurants, and neighborhood retail, creating consistent daytime activity.

Downtown Mission continues to evolve as a service and employment hub, supported by growing residential density and local business investment. The availability of on-site parking further enhances the appeal of this location by providing convenient access for clients and employees.

The property is well served by multiple transportation options. It is within walking distance of the Mission City West Coast Express station, offering direct rail access to regional employment centres. Several bus routes operate nearby, supporting local transit connectivity. For drivers, the building provides ample on-site parking for staff and visitors, along with multiple points of entry from 1st Avenue, James Street, and the rear parking area, ensuring easy and efficient access.

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William Wright Commercial Real Estate Services Inc.
#180-8621 201 Street, Langley
T 604.546.5555 | F 604.428.5254
williamwright.ca