209 - 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

SALIENT FACTS

SIZE
+/- 5,263 SQFT

PARKING
On-site

ZONING
DT1

BASIC RENT
$18.00/FT

ADDTIONAL RENT
$7.83/FT

UNIT 209 AT WASHINGTON AVE PLACE

5,263 SF of bright, spacious professional office space available in the heart of Downtown Mission. Unit 209 offers a flexible, well-finished layout with abundant natural light and convenient ground-level access from James Street, making it particularly well suited for larger professional and healthcare users.

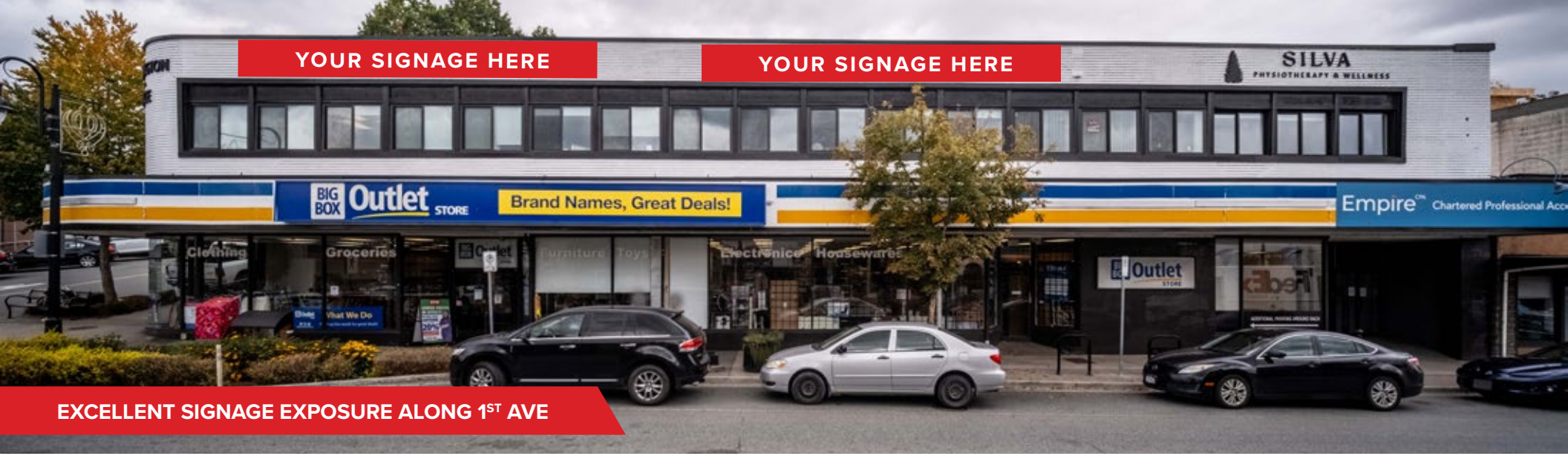
The space provides an excellent opportunity for medical clinics, diagnostic or medical laboratories, multidisciplinary health practices, accounting and legal firms, financial and insurance services, counselling practices, engineering and consulting firms, corporate or regional offices, education and training organizations, technology companies, and other professional office users. Located within a recently renovated and updated professional building, the property offers excellent accessibility and proximity to downtown businesses, restaurants, cafés, services, transit, and the West Coast Express. A large designated on-site parking lot provides convenient parking for staff and visitors—a rare and valuable amenity in a downtown setting.

5,263 SF of bright, spacious and professionally finished office space

Convenient ground-level access from James Street with excellent accessibility

Ideal for medical clinics, healthcare services, corporate offices and professional users

Large designated on-site parking lot for staff and visitors



EXCELLENT SIGNAGE EXPOSURE ALONG 1ST AVE

STAFF & VISTIOR PARKING

DT1 ZONING USAGES

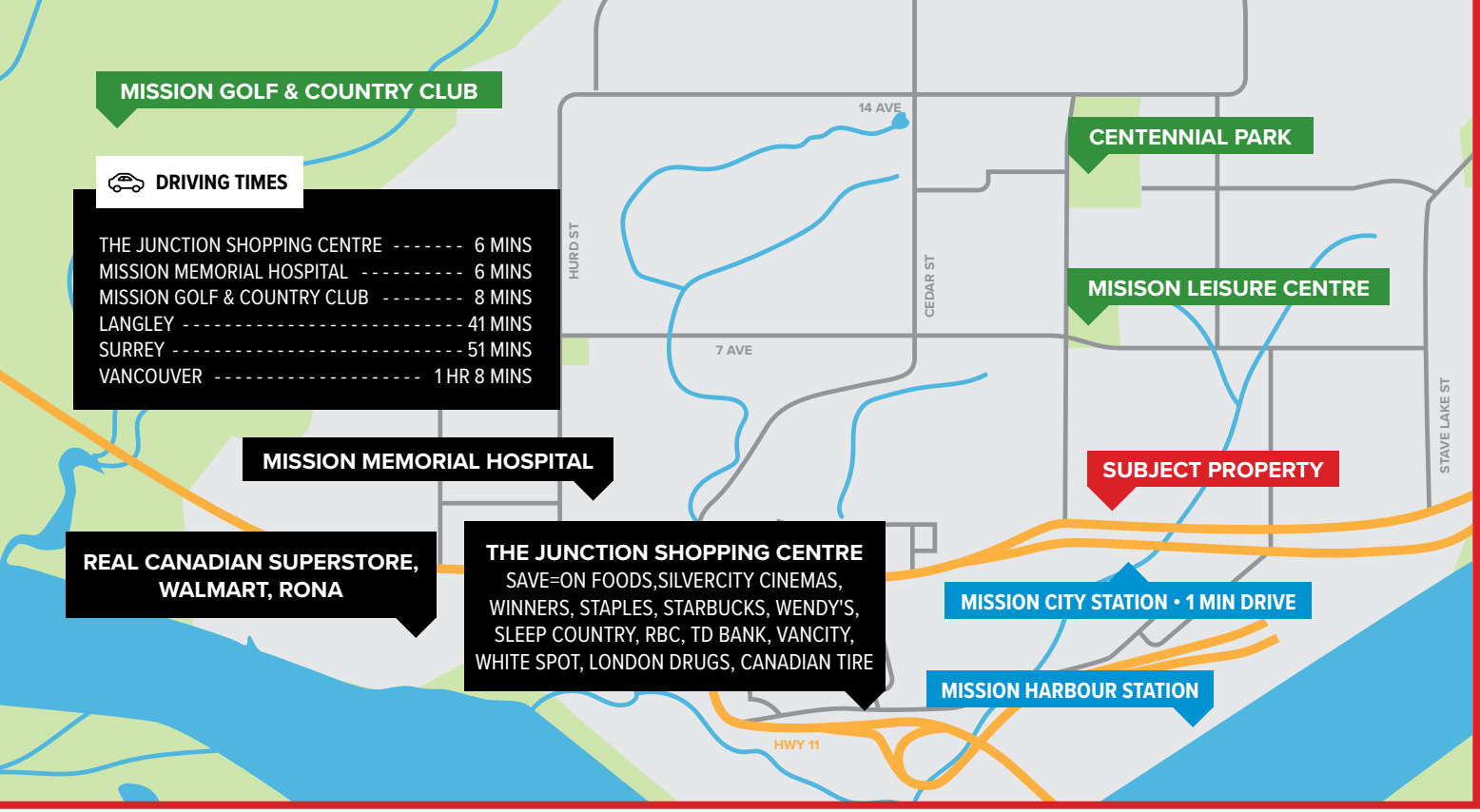
Highly suitable for medical clinics, blood collection clinics, multidisciplinary healthcare providers, corporate/ regional offices, government services, accounting and legal firms, financial services, counselling practices, engineering/consulting firms and other professional users.

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 is positioned within an established commercial and professional district surrounded by offices, retail, restaurants, cafés, personal services, and other amenities. The central location provides convenient access for both employees and clients, while Unit 209 benefits from direct ground-level access from James Street. The property's large designated on-site parking lot is a significant advantage, providing convenient parking for staff and visitors in a downtown setting where dedicated parking is limited. The location is well suited for professional, corporate, medical, healthcare, and other service-oriented users seeking a highly accessible Downtown Mission location.

The property is well served by multiple transportation options and is within walking distance of the Mission City West Coast Express station, providing commuter rail access to regional employment centres. Nearby bus routes provide additional local transit connectivity. For drivers, the property offers convenient access to Downtown Mission's surrounding road network, along with a large designated on-site parking lot for staff and visitors. Unit 209 also benefits from convenient ground-level access from James Street, while the building has additional access points from 1st Avenue and the rear parking area.

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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

FOR MORE INFORMATION CONTACT

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

NAZ DIVA
naz.diva@williamwright.ca
604.546.5555

williamwright.ca

Vancouver Office
1340-605 Robson Street
Vancouver, BC
604.428.5255

Fraser Valley Office
180-8621 201 Street
Langley, BC
604.546.5555

Victoria Office
843 Johnson Street
Victoria, BC
250.590.5797

Nanaimo Office
205-335 Wesley Street
Nanaimo, BC
250.586.1226

Kelowna Office
205-478 Bernard Avenue
Kelowna, BC
236.420.3558

Kamloops Office
101-147 Victoria Street
Kamloops, BC
236.425.1617