

FOR SALE

PREMIUM OFFICE SPACE | 2180 GLADWIN ROAD, ABBOTSFORD, BC



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES


MAHOGANY
AT MILL LAKE

DEVELOPED BY:

QUANTUM
PROPERTIES

FOR SALE | PREMIUM OFFICE SPACE
2180 GLADWIN ROAD
ABBOTSFORD, BC



Opportunity

Prospective groups have the ability to design-build their own offices in Abbotsford's brand new mixed-use tower. The property is in walking distance to Abbotsford Regional Hospital and Mill Lake. Furthermore, the property offers quick and easy access to Highway 1 and numerous amenities such as the Sevenoaks Shopping Centre.

Location

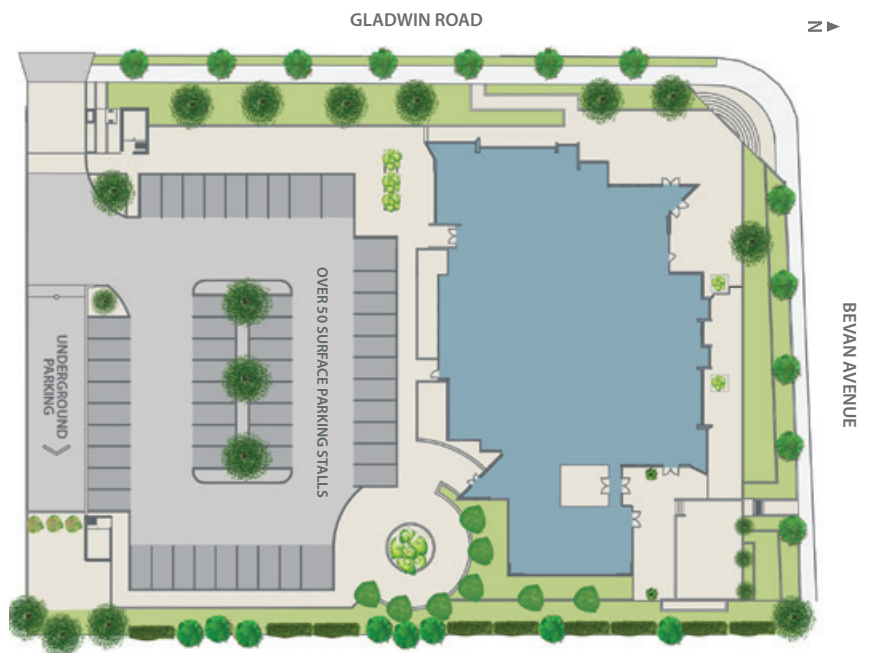
The property is strategically located between Marshall Road and Bevan Avenue. The site is approximately one block to the north of Abbotsford Regional Hospital and 5 to 8 minutes drive to the McCallum Road overpass along Highway 1.

Features

- ▶ New Class A building - design your own space
- ▶ 26 storey mixed use building: 23 storeys residential, first 3 storeys commercial; main floor includes a bistro
- ▶ Extensive exterior glazing (natural light)
- ▶ Underground parking for staff and a large surface parking lot for visitors
- ▶ Convenient location to service all of Abbotsford
- ▶ Walking distance to Abbotsford Regional Hospital and Cancer Centre
- ▶ Flexible unit sizes
- ▶ Energy efficient geo-thermal heating



SITE PLAN



Price Schedule

Unit	Purchase Price	Monthly Strata Fee	Est. Property Tax	Size (SF)
FIRST FLOOR SOLD OUT!				
201	\$520,000	\$287.88	\$5,023	1,025
202	\$495,000	\$290.91	\$5,070	1,033
203	\$1,050,000	\$593.94	\$10,549	2,109
204	\$450,000	\$309.09	\$5,400	1,097
205	\$299,900	\$260.61	\$4,929	921
206	SOLD	-	-	-
207	\$520,000	\$293.94	\$5,133	1,044
208	\$535,000	\$296.97	\$5,196	1,057
209	\$520,000	\$296.97	\$5,149	1,049
303	\$735,000	\$412.12	\$7,268	1,467



Year Built

2018/2019

Available Office Space

921 to 9,335 SF

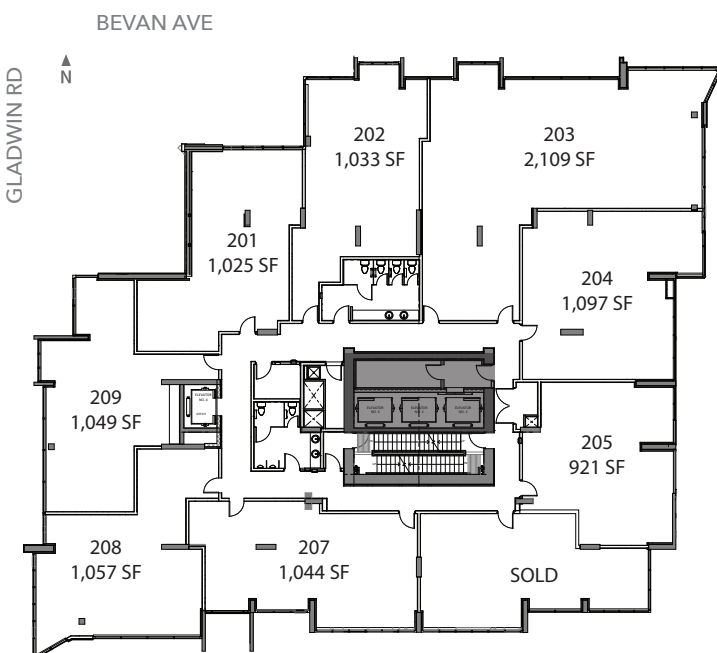
Zoning

Comprehensive Development
Seventeen Zone (N17)

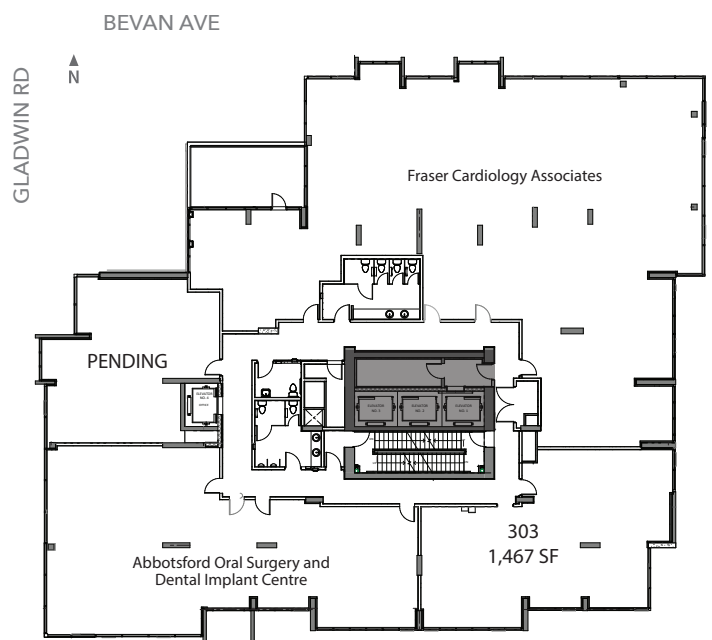
Tenant Improvement Allowance

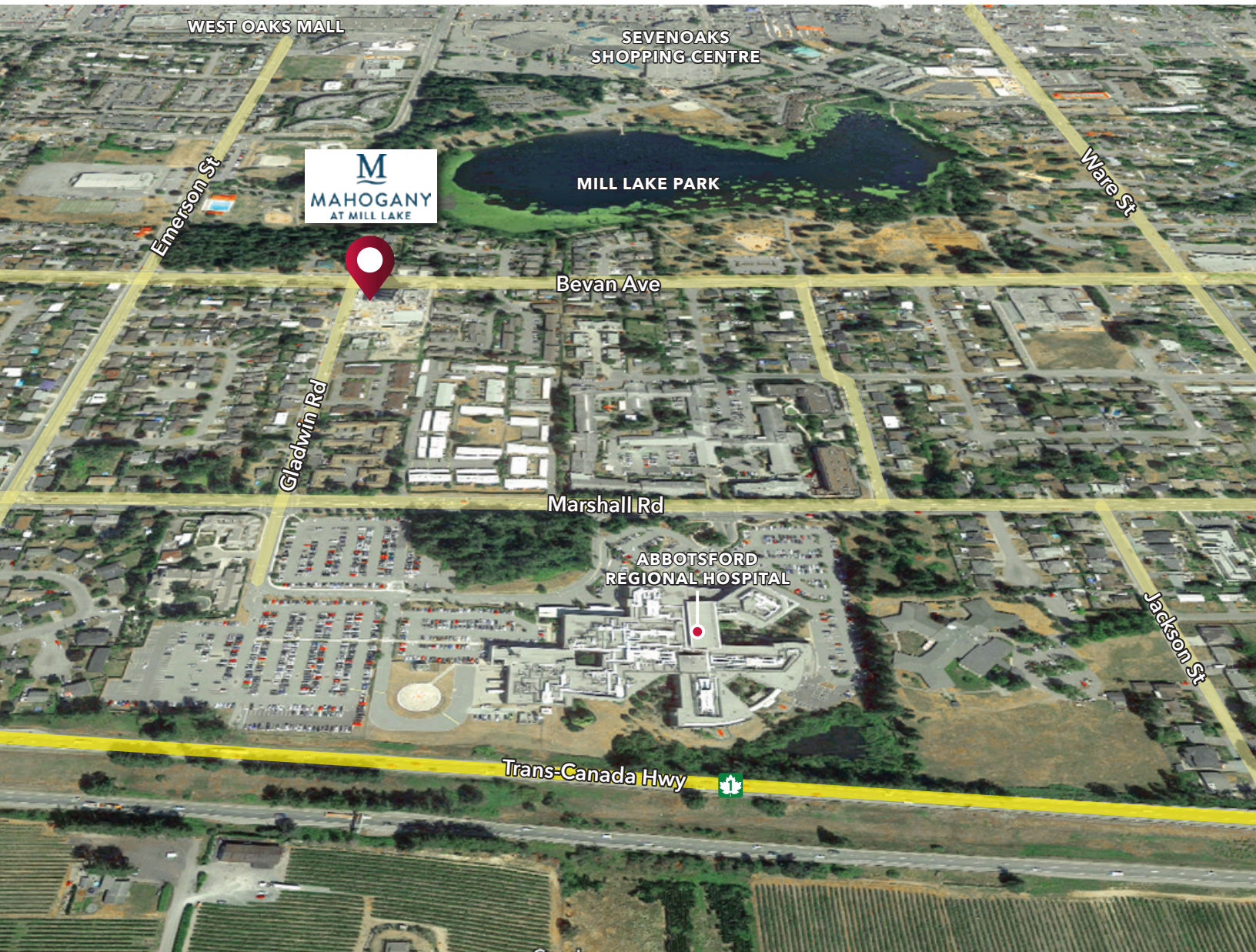
Contact agent for details about our "turn-key" option

SECOND FLOOR PLAN



THIRD FLOOR PLAN





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