

FOR LEASE | CITY SCAPE PROFESSIONAL BUILDING  
**2190 WEST RAILWAY STREET**  
ABBOTSFORD, BC

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **7,339 SF Fully Finished Executive Office Space**
- ▶ **Secured Underground Tenant Parking - 72 Stalls (Including 1 Motorcycle Stall)**
- ▶ **40 At-Grade Visitor Parking Stalls**
- ▶ **Good Access to Highway 1 via Sumas Way**

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CELEBRATING OVER  
  
YEARS IN VANCOUVER

**Available Space**

Unit	Size (Rentable)	Lease Rate
104	738 SF	<b>LEASED</b>
300	7,339 SF	\$21.00 PSF

**Taxes & Operating Costs**

\$12.37 PSF (2025 estimate)

**Availability**

Immediate

**Zoning**

C-3 – allows a wide range of commercial uses

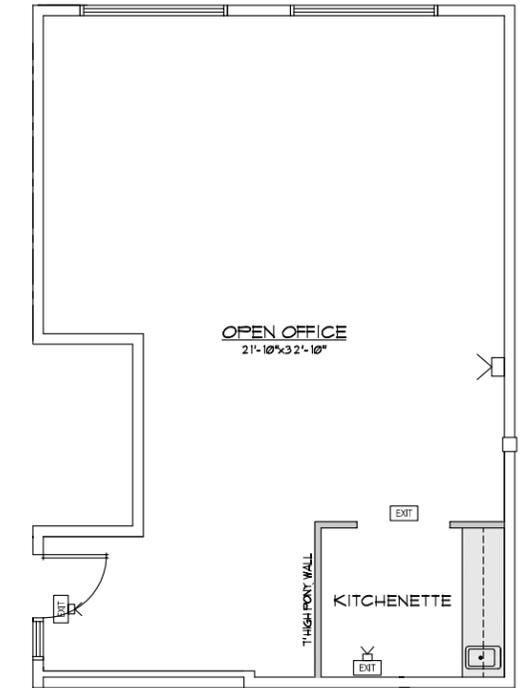
**Features**

**UNIT 300**

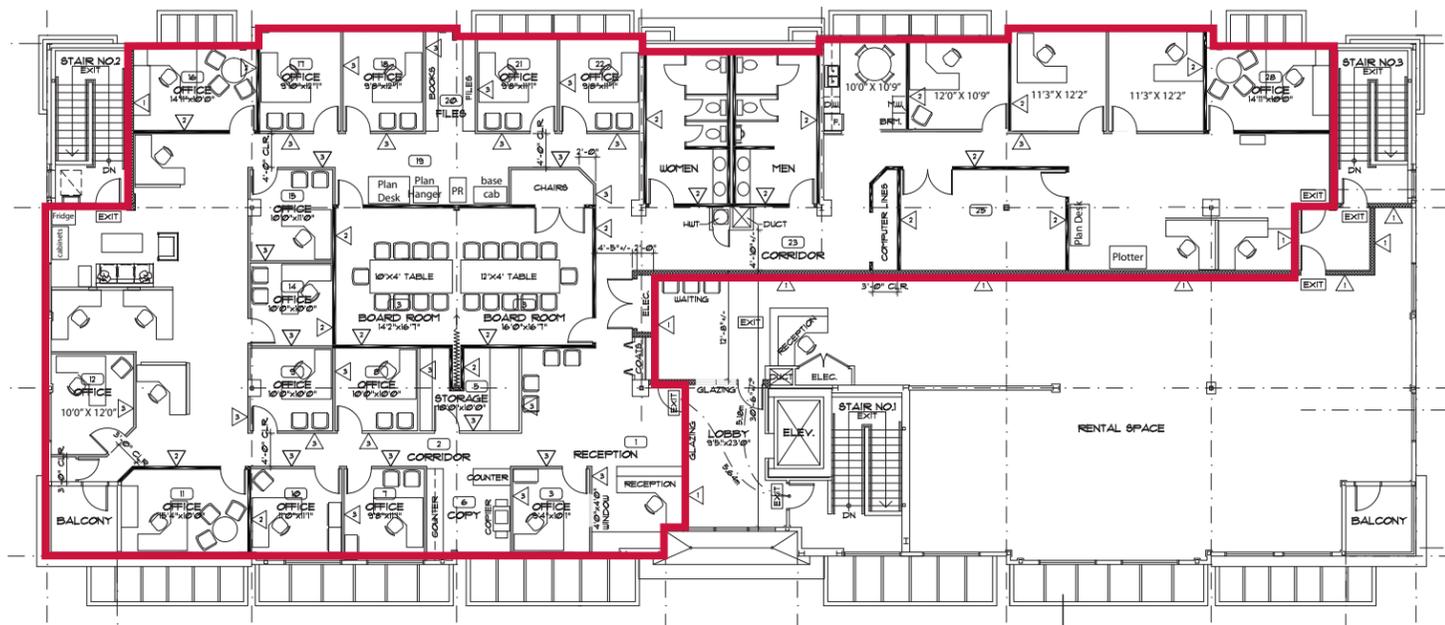
- ▶ Top floor
- ▶ Private patio
- ▶ Quality improvements
- ▶ Private M/F washrooms



**Floor Plan | Unit 104**



**Floor Plan | Unit 300**





Demographics	1 km	3 km	5 km
Median Age	35.8	39.8	39.5
Population	8,726	59,804	117,082
Average Household Income	\$99,816	\$108,880	\$115,020
Total Daytime Population	8,973	55,930	166,315

Source: Sitewise Analytics 2024 Estimate

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