

FOR
LEASE

320 & 370, 520, 600 2151 MCCALLUM RD • ABBOTSFORD • BC



MCCALLUM TOWER

CDW
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COMMERCIAL REAL ESTATE

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501 - 889 Pender Street, Vancouver, BC

RE/MAX
COMMERCIAL
RE/MAX COMMERCIAL ADVANTAGE



Each office independently owned and operated.



320 & 370

OFFICE TOWER
ABBOTSFORD, BC

DEMISING OPTIONS AVAILABLE
UP TO ~3,500 SF

LEASE RATE:
\$22.00/SF

ADDITIONAL RENT:
\$13.00/SF

AVAILABILITY:
IMMEDIATELY

MLS NUMBER:
C8054351 & C8054383

ZONING:
C3 - COMMUNITY
COMMERCIAL ZONE



LOCATED ON THE 3RD FLOOR OF THE BUILDING, this unit has been completely stripped back to its original shell phase, and is now in need of a Tenant to come breath new life back into it with endless possibilities. Also there is the option of additional square footage by combining with neighboring units (up to ~3,500SF) or if a smaller footprint is needed that is also possible.

520

OFFICE TOWER ABBOTSFORD, BC

604 SF

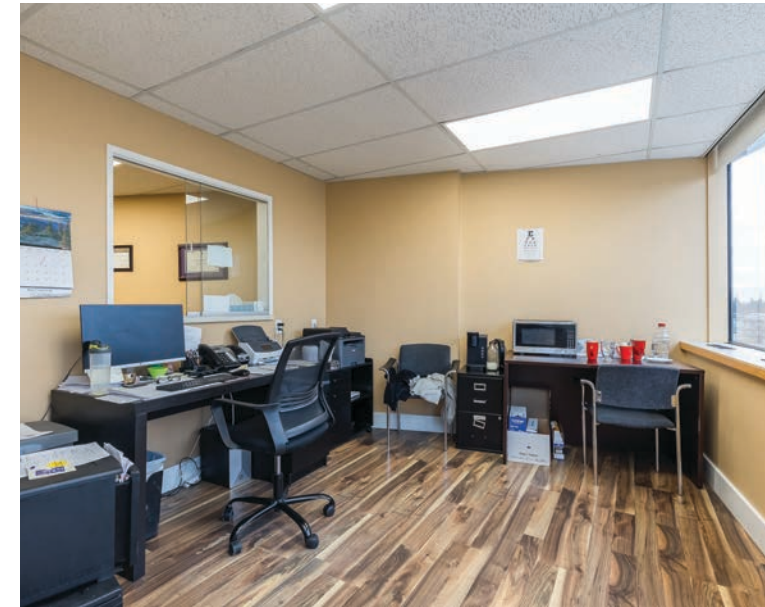
LEASE RATE:
\$22.00/SF

ADDITIONAL RENT:
\$13.00/SF

AVAILABILITY:
TBD

MLS NUMBER:
C8067719

ZONING:
C3 - COMMUNITY
COMMERCIAL ZONE



THIS SMALLER OFFICE UNIT IS LOCATED ON THE 5TH FLOOR ON THE BACK SIDE OF THE BUILDING FACING WEST. Clean and move-in ready, this unit has a welcoming reception area, a large single office directly behind the reception area that has a pass through window but could also be used as a potential boardroom for your business. There is a secondary jut out that fits a desk in the middle of the unit and then another smaller office area that's currently being used as a medical treatment room with built in sink. Recently renovated a couple of years ago, all the common areas in the building were updated with new doors, carpeting, lighting, paint etc. and a new elevator was also installed making a quicker ride up to this space for your staff and clientele! Also offering an abundance of parking, this building has easy access off of McCallum Rd & Highway 1 plus a bus stop directly out front.



600

OFFICE TOWER
ABBOTSFORD, BC

600 SF

LEASE RATE:
\$22.00/SF

ADDITIONAL RENT:
\$13.00/SF

AVAILABILITY:
JUNE 1, 2025

MLS NUMBER:
C8067721 ZONING:

C3 - COMMUNITY
COMMERCIAL ZONE



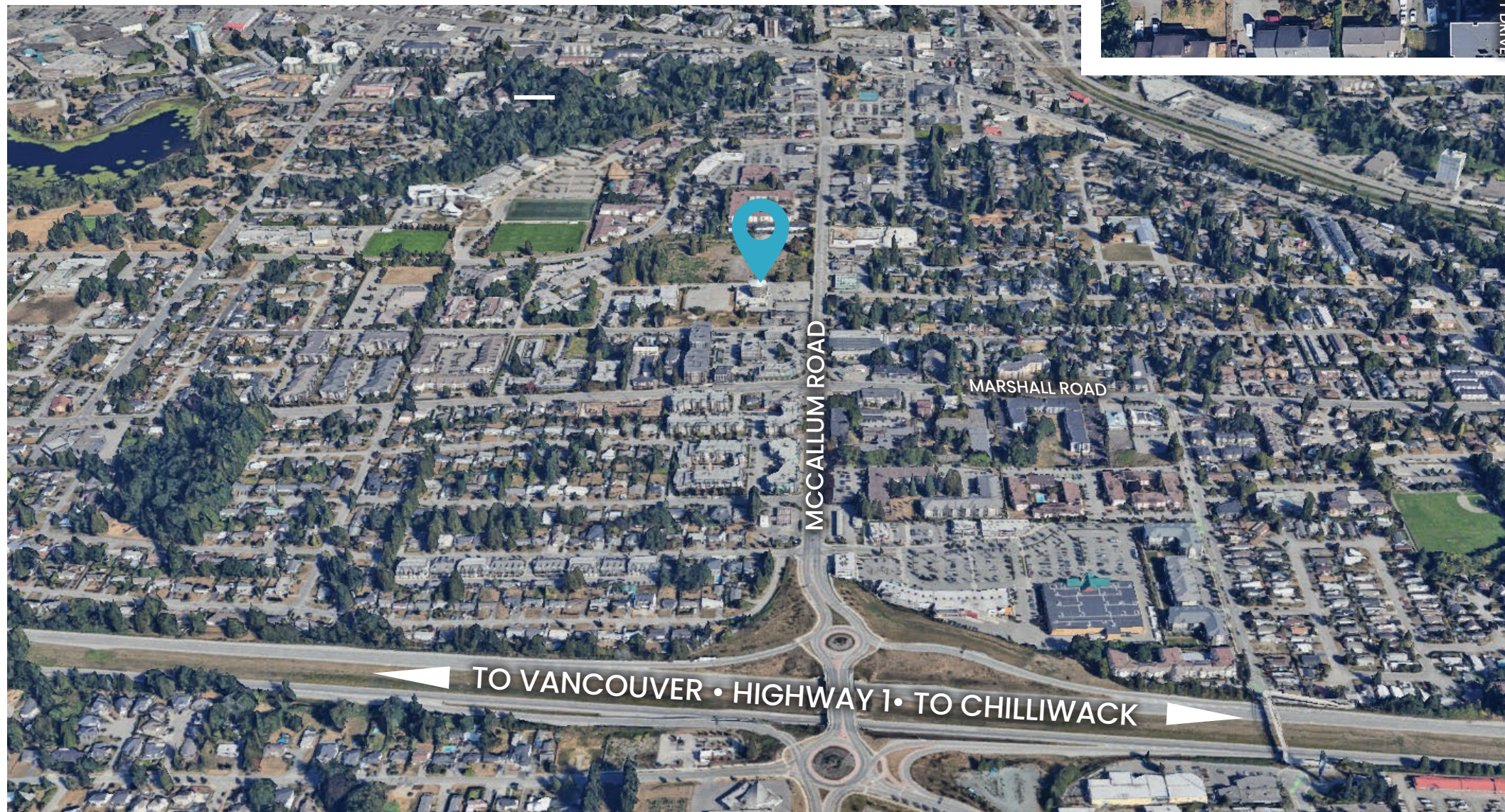
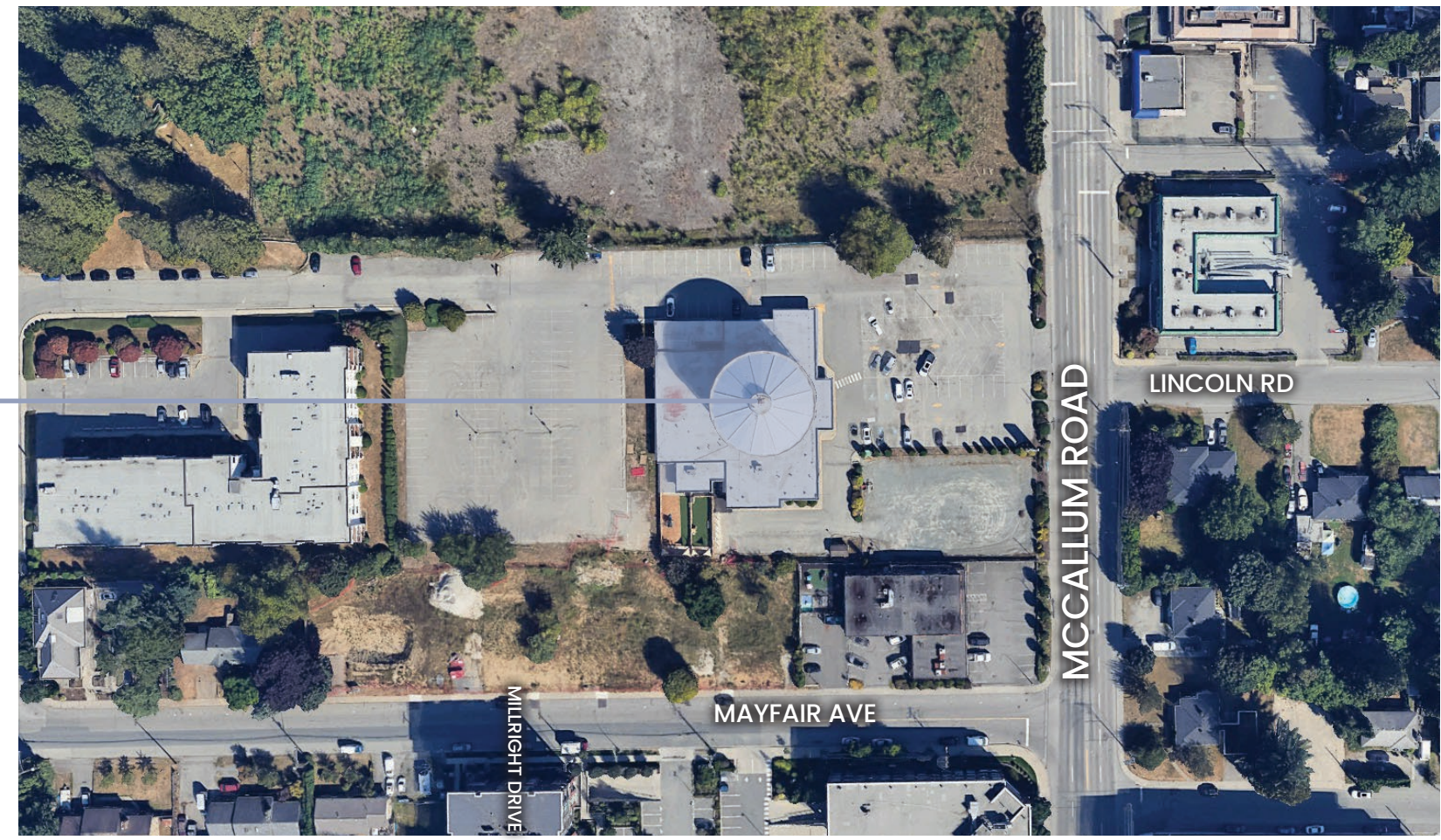
THIS SMALLER UNIT HAS A WELCOMING, SPACIOUS RECEPTION AREA WITH BUILT IN DESK WHEN YOU FIRST WALK INTO THE SPACE. Offering a kitchenette setup, built-in washer/dryer hookup and it's own washroom, this space is currently being used as a massage clinic with 2 individual treatment rooms with sinks that could be removed to create individual offices to fit your business needs.

ACCESS MCCALLUM ROAD
FROM THE SOUTH VIA
HWY. 1 OR MARSHALL ROAD

FROM THE NORTH VIA
ESSENDENE AVE,
MCDUGALL AVE/CANNON AVE
OR VARIOUS CROSSROADS



2151 MCCALLUM
ROAD



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The information contained herein has been obtained through sources deemed reliable by CDW & Associates - RE/MAX Commercial Advantage, but cannot be guaranteed for its accuracy. We recommend to the buyer that any information which is of special interest should be obtained through independent verification. ALL MEASUREMENTS ARE APPROXIMATE.

