

# 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**

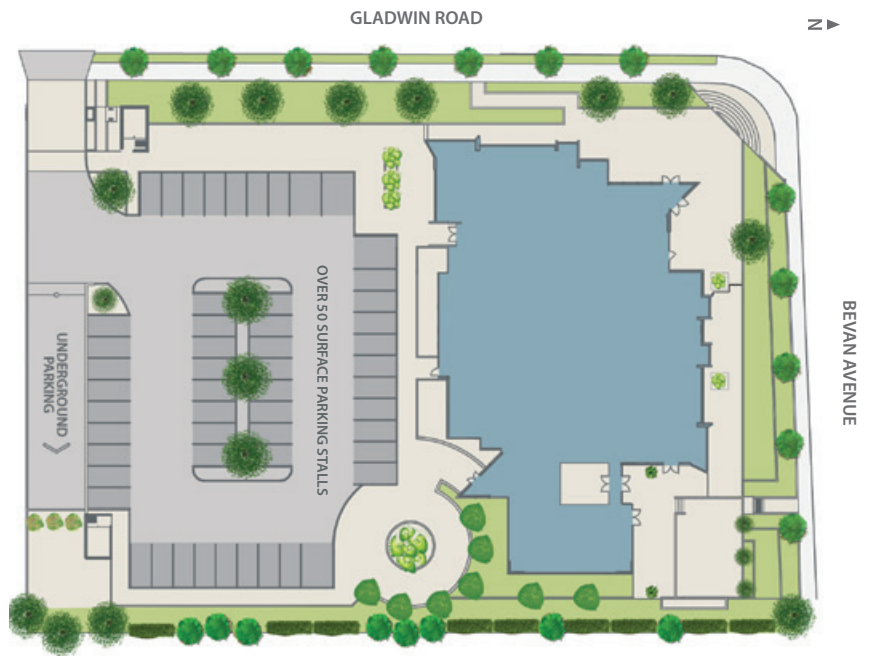
The property is strategically located between Marshall Road and Bevan Avenue. The site is approximately one block to the north of Abbotsford Regional Hospital and 5 to 8 minutes drive to the McCallum Road overpass along Highway 1.

**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)
<b>FIRST FLOOR SOLD OUT!</b>				
201	UNDER CONTRACT	\$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	UNDER CONTRACT	\$260.61	\$4,929	921
206	<b>SOLD</b>	–	–	–
207	UNDER CONTRACT	\$293.94	\$5,133	1,044
208	UNDER CONTRACT	\$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 5,288 SF

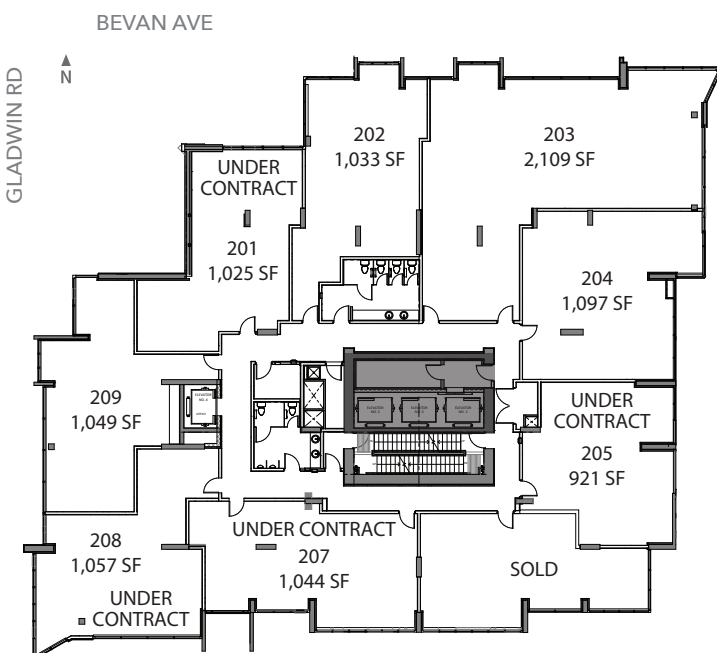
### Zoning

Comprehensive Development  
Seventeen Zone (N17)

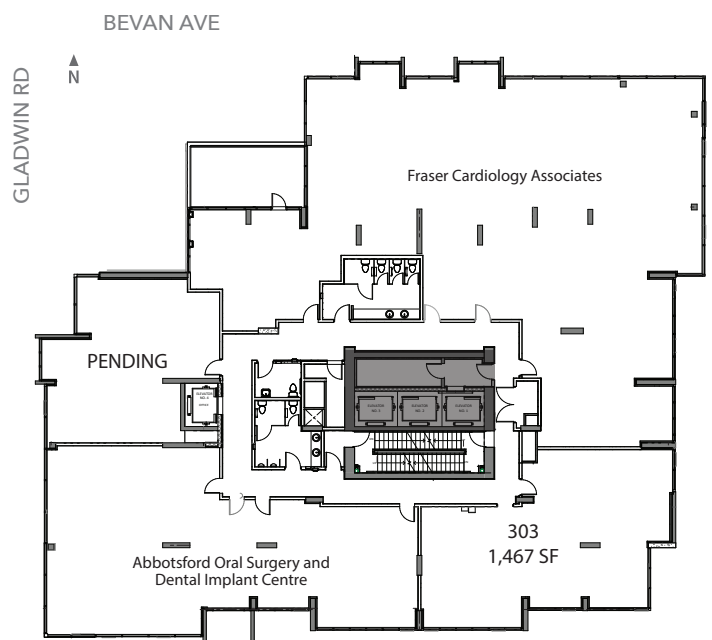
### Tenant Improvement Allowance

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

### SECOND FLOOR PLAN



### THIRD FLOOR PLAN







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