

For Sale

CBRE

32071 South Fraser Way, Abbotsford BC

Full Building Opportunity

52,570 SF building
on 1.64 acres



Contact Agents

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The Opportunity

Rarely does a building of this calibre come available for a businesses to own and occupy for themselves. Clearbrook Professional Centre is a 52,570 SF commercial building nestled amongst mature trees on a large lot with surface parking. Ideally located at the intersection of 2 major connectors, the location provides for easy access to the Commercial Core, Highway #1 and other points throughout the area.

Salient Facts

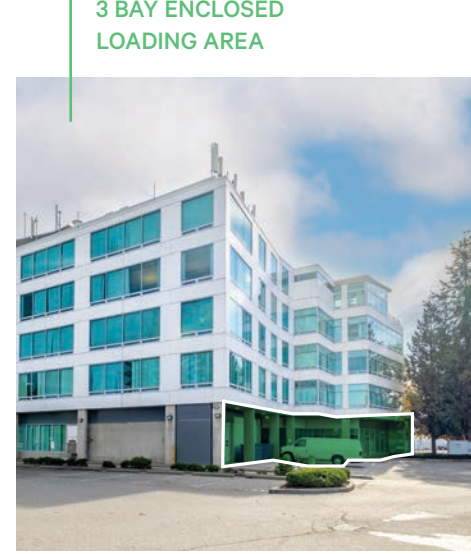
ADDRESS	32071 SOUTH FRASER WAY, ABBOTSFORD BC LOT A, SEC 20, TWN 16, NWDP LMP15285
TOTAL BUILDING SIZE	52,570 SF 45,870 SF - Including office tower, lobby and three (3) bay enclose loading area 6,700 SF - Lower level
SITE SIZE	1.64 acres, 71,526 SF
PARKING	114 Stalls
ACCESS	Right in right out on South Fraser Way 4 Way access on Clearbrook Rd at Dueck Avenue
ZONING	PREVIOUS ZONING - C3 Community Commercial NEW ZONING - CHR Commercial Highrise, max 4.5 FSR/95% Site Coverage / 80M height Equals a density increase of 246%
BUILDING TYPE	Reinforced concrete structure with suspended concrete floors exterior clad aluminum panels and large double glazed aluminum windows
ELEVATORS	2 Passenger elevator servicing all 6 levels
LOWER LEVEL	6,700 SF - Elevator access to storage, mechanical + retail/office
FLOORS 1	9,857 SF + 1,494 SF Secure indoor loading with 3 overhead doors
FLOORS 2	8,835 SF – 16 Private offices, 2 rooms and a ‘suite within a suite’
FLOORS 3	8,891 SF – 19 Offices, 2 open areas, lunchroom
FLOORS 4	8,891 SF – 21 Offices, meeting room
FLOORS 5	7,903 SF – 19 Offices, large board room, lunchroom, deck and exercise room with changerooms

Floor Plan

Each level features oversized floor-to-ceiling windows for an abundance of natural light throughout. The functional layouts are a combination of private offices and open areas with kitchenettes, and coffee stations throughout, and full-sized washrooms on every floor. The floors are complimented with decks to the outdoors, mountain views from 3 sides, and surrounded by mature trees from a park-like setting.



- + 19 Offices
- + 1 Kitchen
- + 5 Open Offices
- + 1 Meeting Area/Rooms
- + 3 Washrooms
- + Reception/Waiting Area



Rooms with Breathtaking Views



Generous Sized Offices



Plenty of Natural Light



Executive Board Rooms



Vaulted Ceilings



Nearby Amenities

Surrounded by numerous amenities, restaurants and retailers, this location is conveniently located to Abbotsford International Airport and the US border. Making it easy for domestic and international travelers and visitors to the frequent area.

NEW



Future Surrey Langley SkyTrain Station

The Surrey-Langley SkyTrain extension is set to be by 2028. It will bring significant benefits, such as shorter commute times, better regional connections, and support for economic development and healthy communities in nearby areas. In addition, the \$2.64B Hwy #1 road widening to Abbotsford will spur more economic growth for the region.



Drive Times

- 8 MIN Abbotsford International Airport
- 11 MIN University of Fraser Valley
- 10 MIN Highway 1
- 20 MIN Sumas US/Canada Border
- 25 MIN Aldergrove US/Canada Border
- 30 MIN New Surrey-Langley Skytrain Station
- 31 MIN Langley City Centre
- 40 MIN Surrey City Centre/Lougheed Skytrain Station



WITHIN 3.5 KM RADIUS



192+

Retail/Services

1. Abbotsford Regional Hospital/ BC Cancer
2. Sevenoaks Shopping Centre
3. CIBC Branch with ATM
4. West Oak Mall
5. Canadian Tire



177+

Food/Drinks

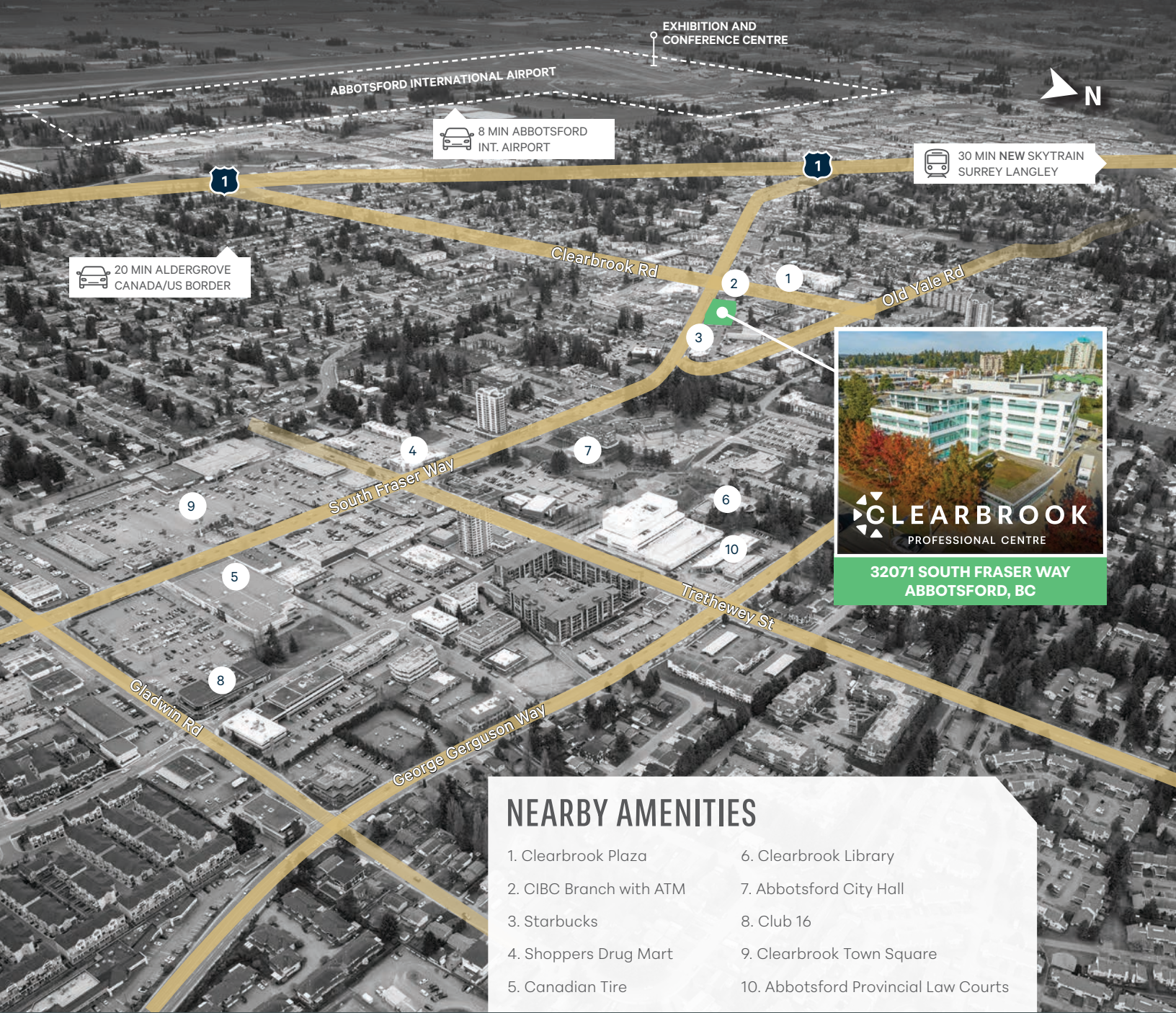
6. Starbucks
7. Save-On-Foods
8. New Saigon
9. Pizza Pizza
10. Dhaliwal Sweets



44+

Parks/Recreation

11. Mill Lake Park
12. Abbotsford Exhibition Park
13. Kismet Yoga
14. Club16
15. Old Riverside Park



CLEARBROOK
PROFESSIONAL CENTRE

**32071 SOUTH FRASER WAY
ABBOTSFORD, BC**

NEARBY AMENITIES

- | | |
|-------------------------|--------------------------------------|
| 1. Clearbrook Plaza | 6. Clearbrook Library |
| 2. CIBC Branch with ATM | 7. Abbotsford City Hall |
| 3. Starbucks | 8. Club 16 |
| 4. Shoppers Drug Mart | 9. Clearbrook Town Square |
| 5. Canadian Tire | 10. Abbotsford Provincial Law Courts |

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