

KLEIN III

OFFICE SPACE FOR LEASE

101 - 44981 Commercial Court Chilliwack, BC





Highlights

PRODUCT TYPE

Office Space for Lease

SUMMARY

LOCATION

101-44981 Commercial Ct, Chilliwack BC

BUILDING SIZE

5,950 SF

ZONING

CD-2 (Comprehensive Development)

SPACE USE

Retail/Office

SPECIALISTS



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Information

Discover an exceptional opportunity to lease a prime 5,950 SF office space in the heart of Chilliwack, one of the fastest-growing markets in the region. This fully improved office space is designed to meet the needs of modern businesses,

combining efficiency, comfort, and outstanding visibility. Situated directly across from Starbucks, your employees and clients will appreciate the convenience and accessibility of this prime location.

PROPERTY DETAILS

LOCATION	101 - 44981 Commercial Court, Chilliwack BC
BUILDING SIZE	5,950 SF
ZONING	CD-2
LEGAL	STRATA LOT 1 DISTRICT LOT 77 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN BCS1760 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
CONNECTED SERVICES	Fully serviced
PID	026-628-117

PROPERTY FEATURES

- 10 Offices
- 2 Bathrooms
- Full Kitchen
- 2 Open Work Areas
- Great Exposure in a Prime Area

PRICE

Contact Listing Agents



Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Zoning - CD-2 (Comprehensive Development)

PRINCIPAL USES

- (A) General Commercial
- (B) Vehicle Oriented Commercial
- (C) Warehousing
- (D) Light Manufacturing
- (E) Food Processing
- (F) Service Industrial
- (G) General Manufacturing
- (H) Heavy Industrial



Property Features

Spacious Layout: With 5,950 SF of versatile office space, there's ample room to accommodate a diverse range of business operations and customize the workspace to suit your needs.



Natural Light: Enjoy an abundance of natural light throughout the office, thanks to numerous large windows that create a bright and welcoming work environment.



Modern Amenities: The office features two well-appointed bathrooms and a fully equipped kitchen, providing essential conveniences for your team.



Community Amenities: The surrounding area offers a wealth of amenities including restaurants, cafes, retail shops, and professional services. Its an ideal location for both employees and clients. The vibrant neighborhood supports a dynamic work-life balance.



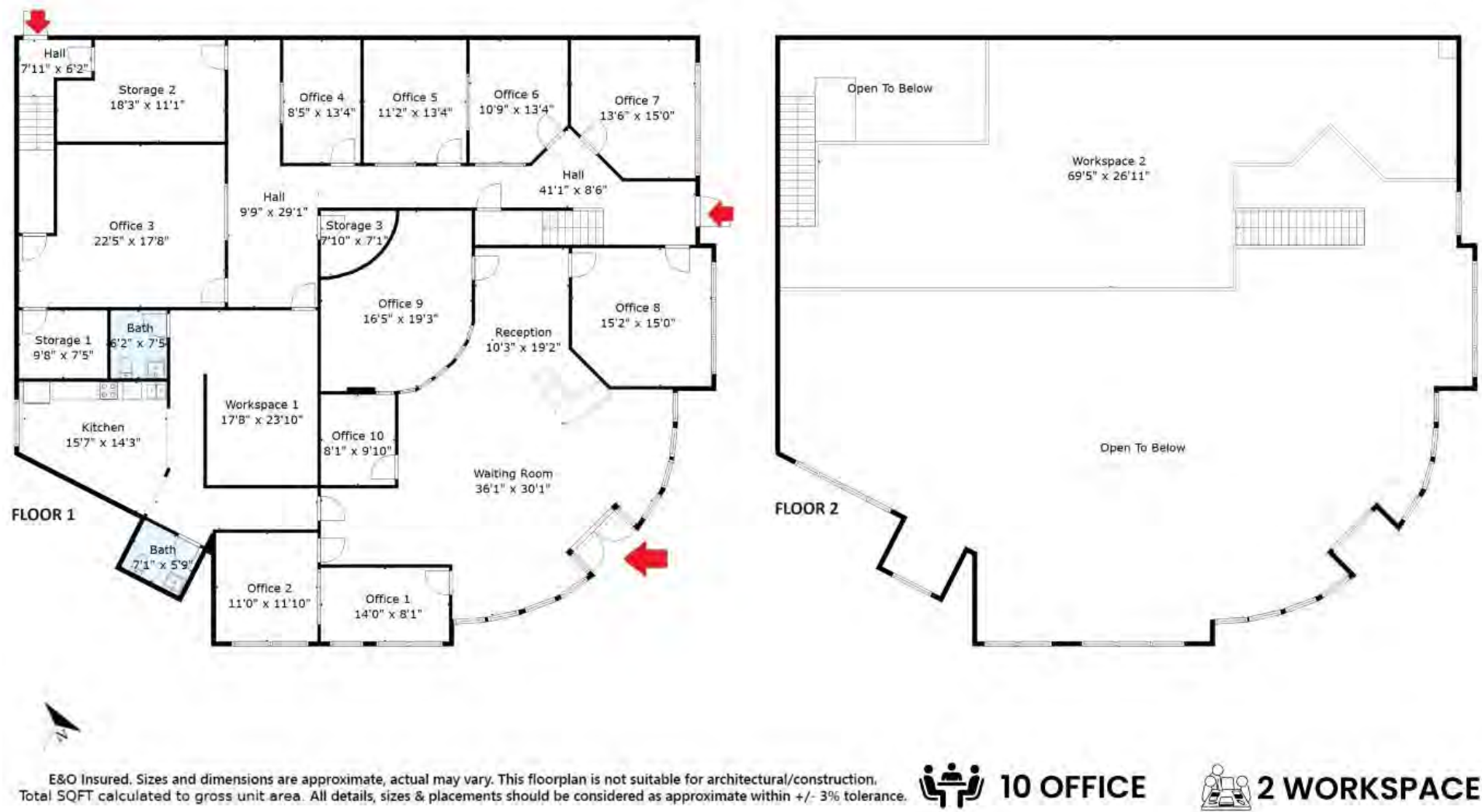
Unparalleled Exposure: Located directly across from Starbucks, this office benefits from high foot traffic and excellent visibility, ensuring your business stands out in this bustling area.



Parking Facilities: Ample parking options are available nearby and in the surrounding area, ensuring convenience for you, your staff and all customers alike.

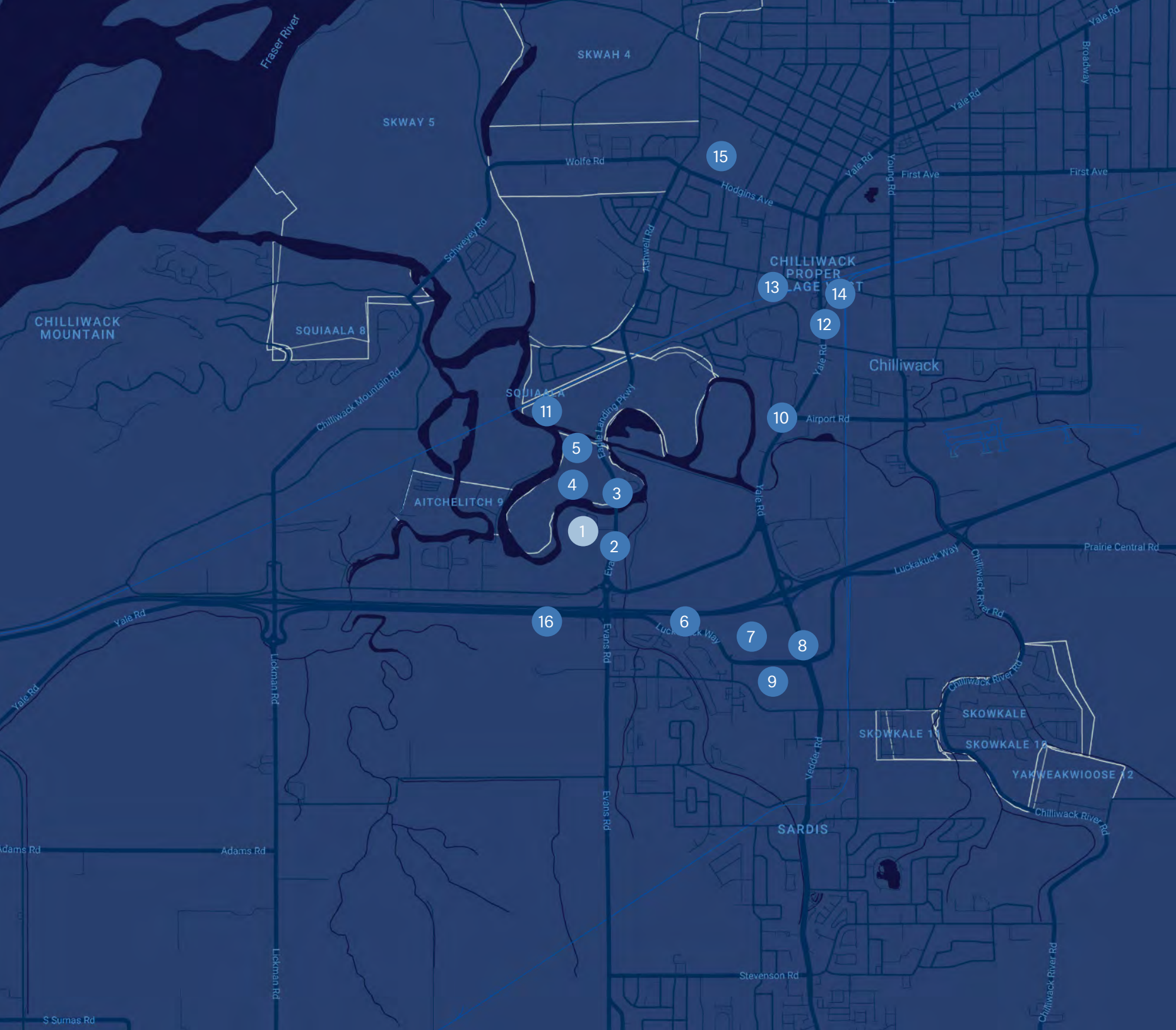


Floorplans



Amenities

1. Subject Area
2. Starbucks
3. Browns Socialhouse, Tim Hortons
4. McDonald's, Papa John's Pizza, Subway
5. Walmart Supercentre, Galaxy Cinemas
6. McDonald's, White Spot
7. Cottonwood Centre, BC Liquor, Canadian Tire
8. Starbucks, Burger King, Chipotle
9. Safeway, Winners/HomeSense, Staples
10. Starbucks
11. Home Depot
12. McDonald's, Tim Hortons, BBQ Chicken
13. Chilliwack General IHospital
14. FreshCo, A&W, Dairy Queen
15. Chilliwack Cultural Centre, Skatepark
16. Cheam Mountain Golf Course



Photos



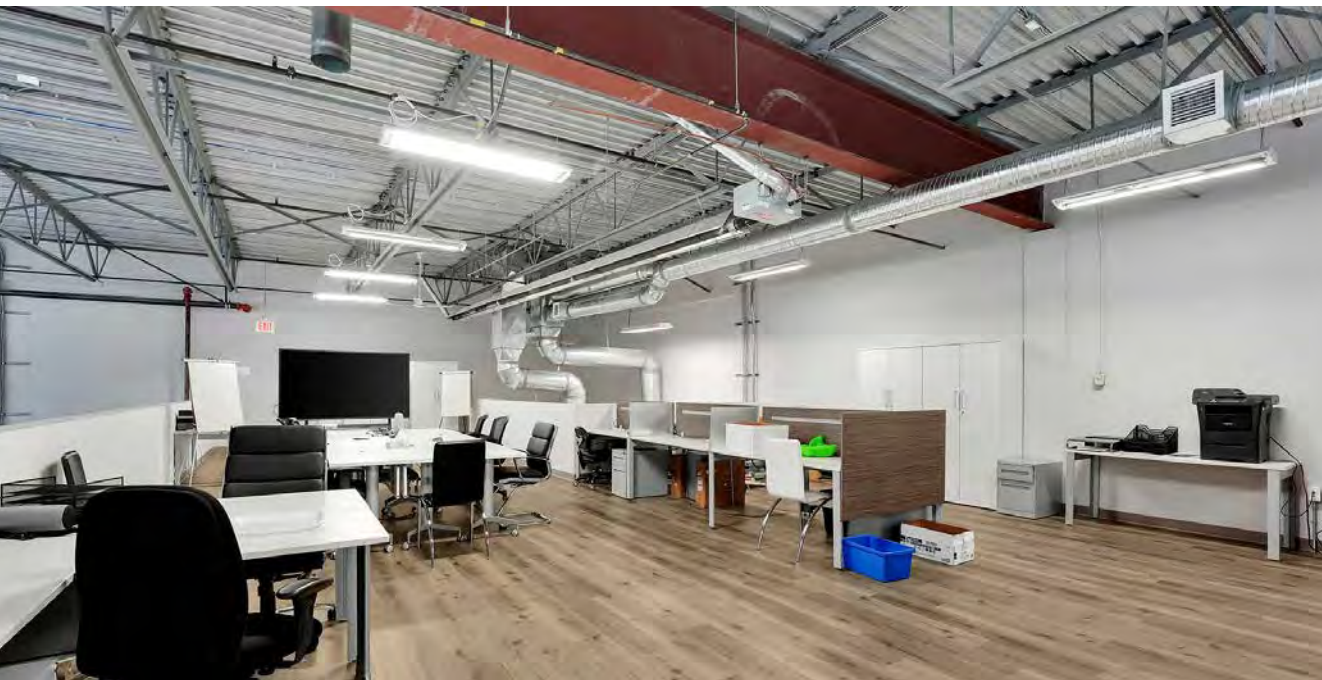
Photos



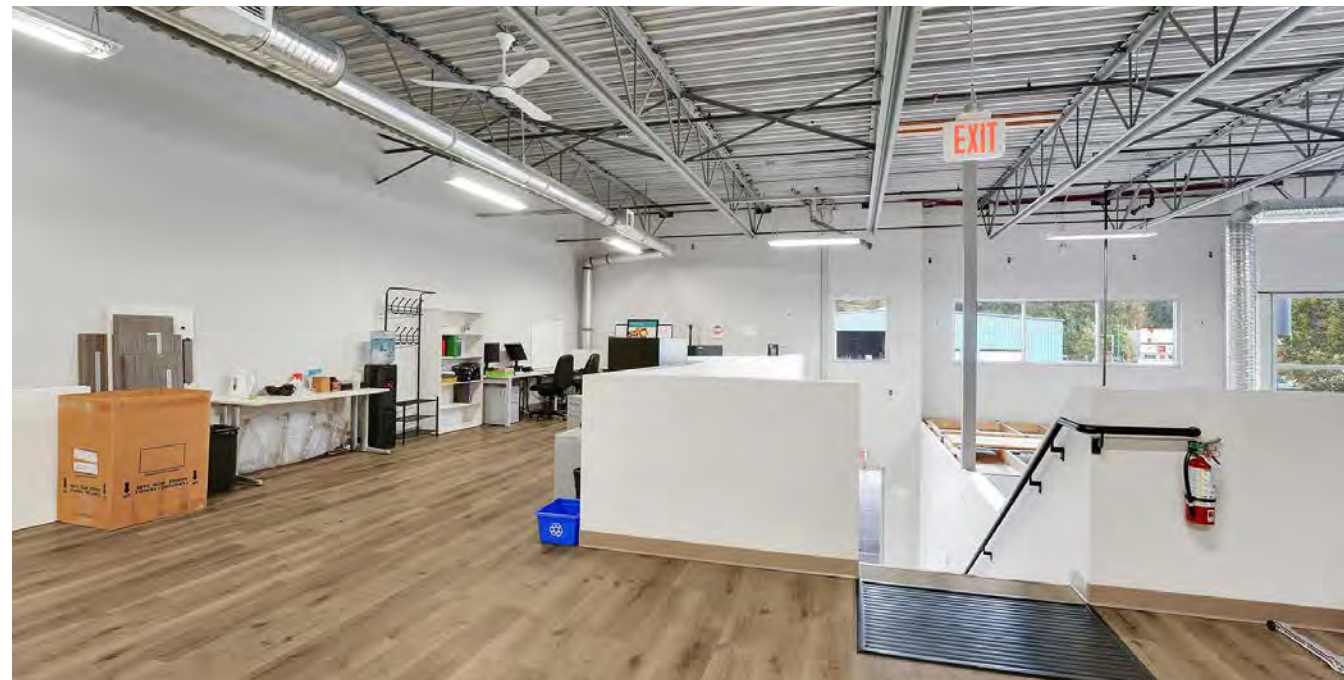
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