

45% LEASED



# FOR LEASE

## The Mill Tower

### 34077 Gladys Avenue, Abbotsford



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Our Knowledge is your Property®

34077 Gladys Avenue, Abbotsford, B.C.

## ABBOTSFORD

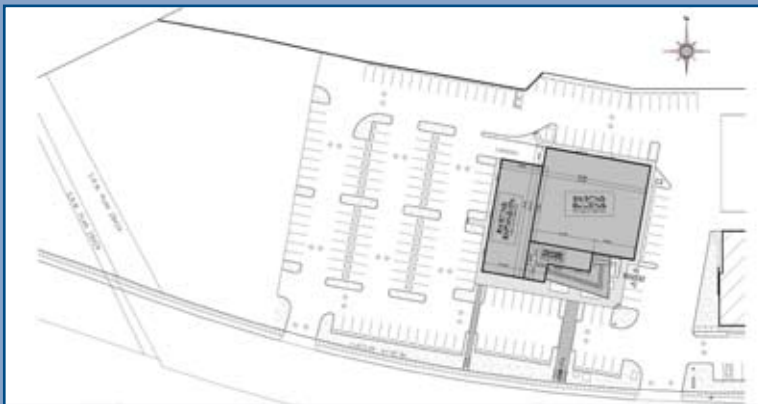
Abbotsford is the fifth largest city in British Columbia. Located only 35 minutes east of Vancouver, Abbotsford's 170,000 residents consider Abbotsford to be a "city in the country". Abbotsford has one of the fastest growing economies in Canada and is home to the 7th largest Canadian airport offering domestic and international flights as well as a vibrant and rapidly growing aerospace sector.

The subject property is located just northwest of the major Sumas Commercial area in Abbotsford. South Fraser Way runs parallel to the property, joining Highway #1 at Sumas on the east, with the municipal core on the west.

## LOCATION

The Mill Tower is located on the east side of Gladys Avenue between Essendene Avenue and South Fraser Way. The development is located in the edge of the Sumas Way Business District in Abbotsford and provides easy accessibility to Highway No. 1 via Sumas Road leading west to Langley, Surrey, New Westminster, Burnaby and Vancouver or east to Chilliwack and the BC Interior. Also, both the Abbotsford International Airport and the U.S. Border (Sumas) Crossing are within 15 minutes drive from the building.

## SITE PLAN



34077 Gladys Avenue, Abbotsford, B.C.

## LEASE RATE

\$18.00 - \$22.00

## ADDITIONAL RENT

\$2.60 per sq. ft. (Est. 2009)

## PARKING

Ample Parking (1 stall per 400 square feet leased)

## OCCUPANCY

Available immediately

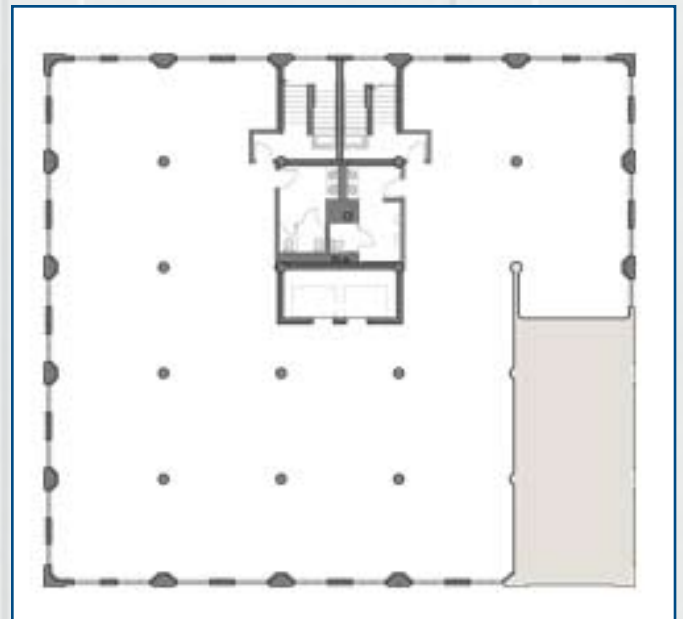
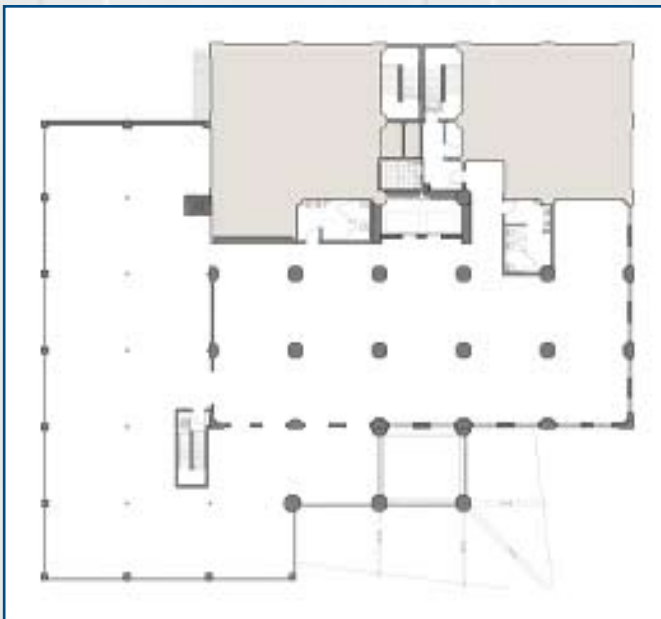
## FEATURES

- Multiple high speed elevators
- Panoramic views of the Fraser Valley and Mount Baker
- Ample parking
- 24-hour / seven days per week security
- 24-hour / seven days per week access
- Fibre optic, cable and ADSL available
- Excellent vehicular access / egress

## HIGHLIGHTS

- Large open spaces
- Oversized windows for natural light
- Flexible floor plans to accommodate your needs
- Storage facilities available
- Landmark building
- Central location
- Character value

## TYPICAL FLOOR PLANS



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For Further Information: please contact

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