



202 - 34077 Gladys Avenue, Abbotsford | BC

Built-Out, Move-In Ready Office Unit **for Sublease** in Abbotsford

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Property Overview

Unit 202			
Rentable Area:	2,409 SF	Possession	Immediately
Net Rent:	Contact listing agents	Sublease Term: Expires May 30, 2028 (flexible term negotiable)	
Additional Rent (2025):	\$13.62 PSF*	Zone:	CSC - Secondary Commercial Zone

Key Highlights



Close proximity to major arterial roads and several Highway 1 interchanges



Located in Abbotsford's downtown core



<20 minutes from High-Street Shopping Centre



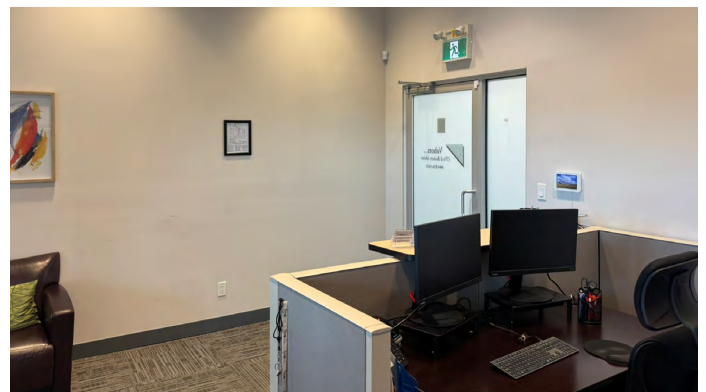
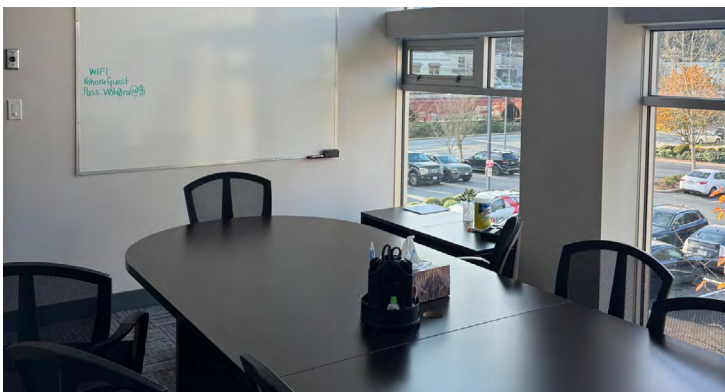
Bike Score
33



Walk Score
70



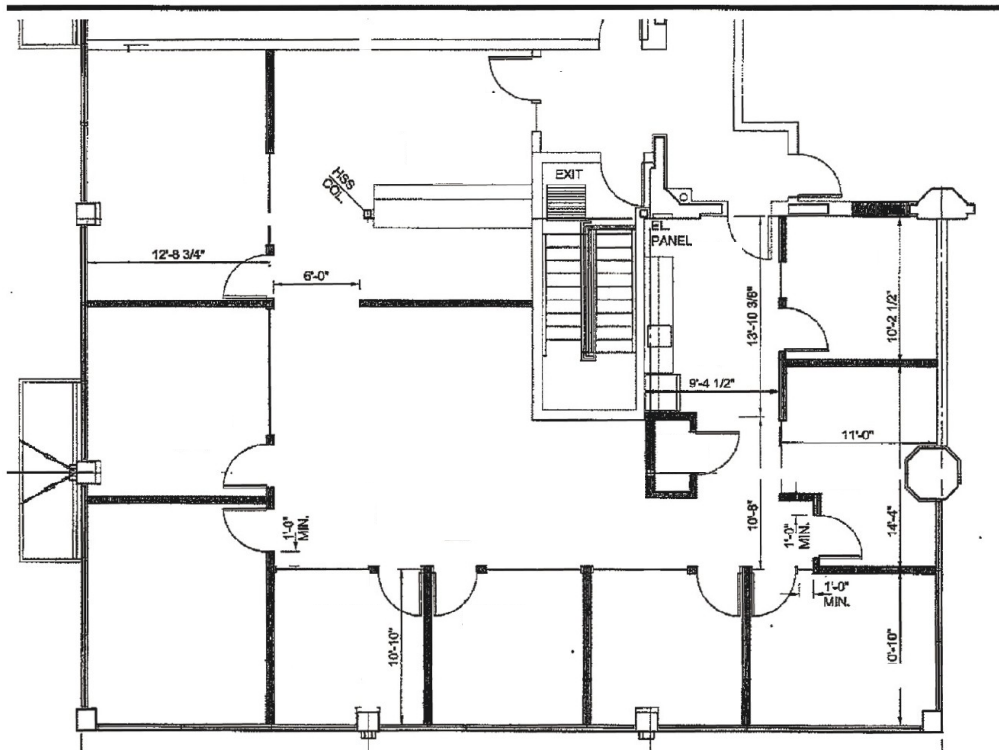
Transit Score
56



Building Overview

Originally constructed in 1968 and fully modernized in 2023, The Mill Tower combines heritage character with contemporary finishes. The building offers:

- Professional office environment
- Ample surface parking (40+ stalls)
- Elevator access
- Updated common areas and exterior
- CSC (Community Commercial) zoning
- Quick access to Highway 1, South Fraser Way, and Downtown Abbotsford's growing retail and restaurant amenities



Virtual Walkthrough



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