

208 A & B - 33103 1ST AVENUE, MISSION
SECOND FLOOR OFFICES WITH MULTIPLE PRIVATE OFFICES

**FOR
LEASE**



WILLIAM | WRIGHT

CHRIS VAN VLIET
PERSONAL REAL ESTATE CORPORATION
chris@williamwright.ca
604.546.5555

NAZ DIVA
naz.diva@williamwright.ca
604.546.5555





OVERVIEW

William Wright Commercial is proud to present 33103 1st Avenue with the offering of flexible second floor offices as suitable workspaces for professional, medical, wellness, and service-oriented uses. Located within a professionally managed downtown building, the property also benefits from ample on-site parking for both staff and visitors, a valuable and unique feature in a downtown setting.



PROPERTY HIGHLIGHTS



Units are move-in ready with lots of natural light and high quality flooring



Flexible second-floor office with multiple private offices



Private in-suite washroom and welcoming reception area



Central Downtown Mission location within a walkable commercial district



Rare on-site parking with multiple building access points

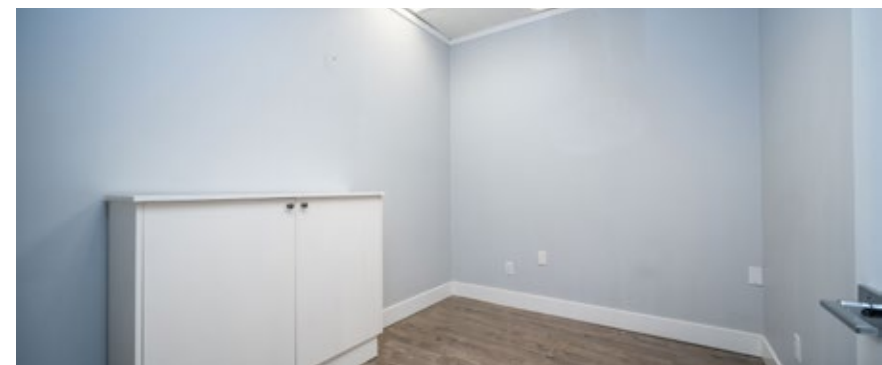
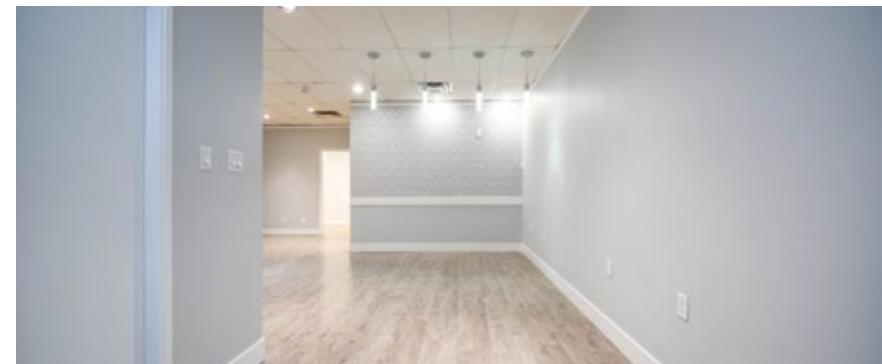




UNIT 208 A

This well-positioned second-floor office unit offers a highly functional layout suited for professional, medical, wellness, and service-oriented users.

The space is configured with multiple private offices and treatment rooms, all plumbed and ready for sink installation, making it particularly well suited for medical, clinical, or medical spa uses. A defined reception or waiting area provides a polished and professional first impression, while a private in-suite washroom supports efficient daily operations. The unit is move-in ready and finished to a high standard, featuring quality flooring, contemporary lighting, and tasteful wall finishes throughout. Located within a professionally managed downtown building, the property also benefits from ample on-site parking for both staff and visitors, a valuable and unique feature in a downtown setting.



UNIT 208 A

SIZE

+/- 1,663 SQFT

PARKING

On-site

ZONING

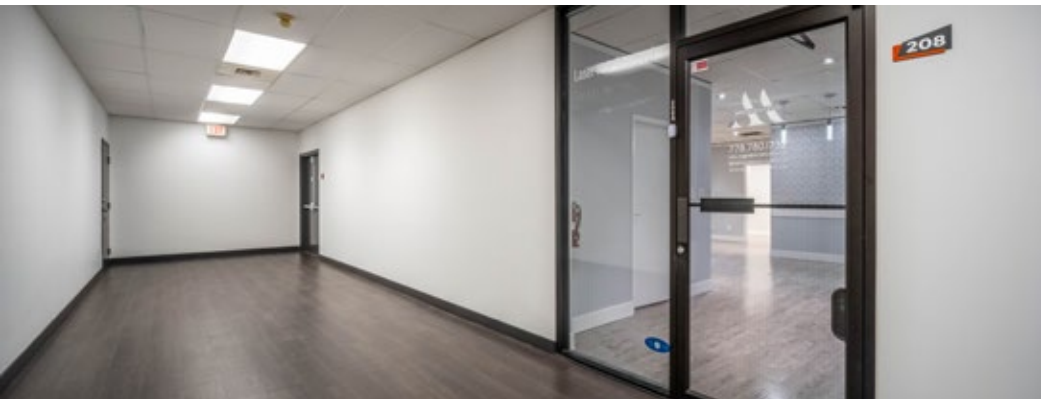
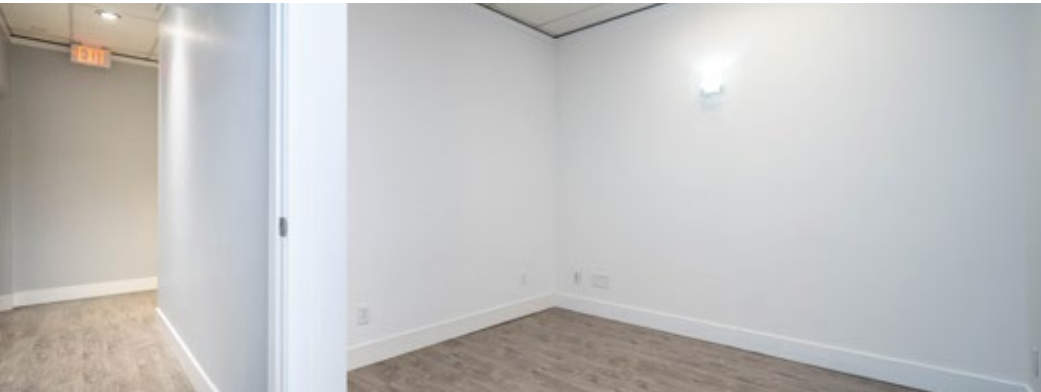
DT1

BASIC RENT

\$18.00/FT

ADDITIONAL RENT

\$7.83/FT

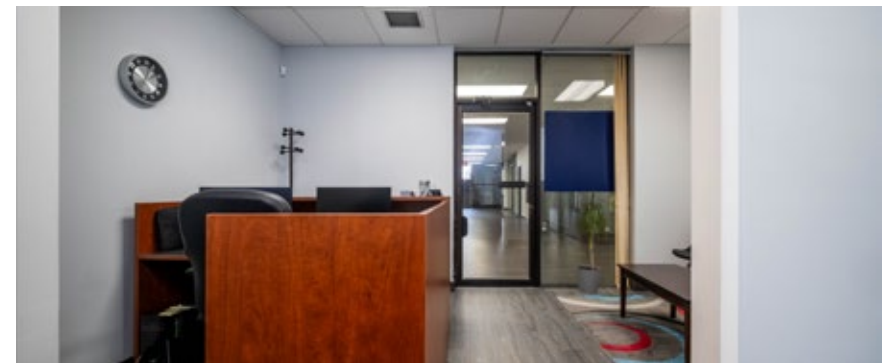
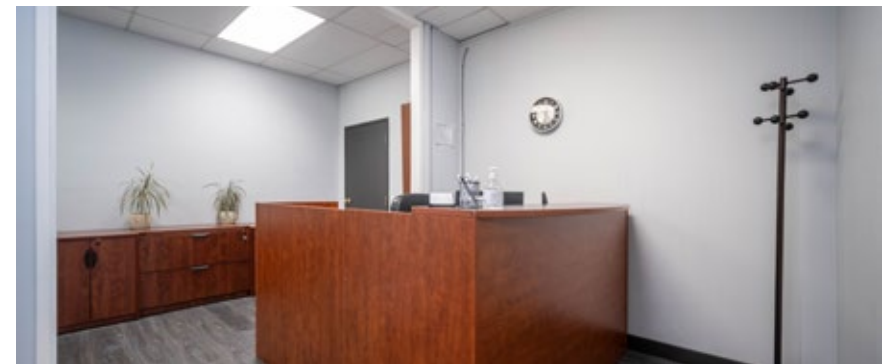




UNIT 208 B

This second-floor office unit offers a bright and well-appointed workspace suitable for professional, medical, and service-oriented uses.

The layout provides multiple private offices or consultation rooms, allowing flexibility to accommodate a range of business operations. Large windows bring in natural light, creating a pleasant and productive working environment, while the tasteful interior finishes reflect the quality of the space. The unit is move-in ready and located within a well-maintained and professionally managed downtown building that has been thoughtfully renovated by the landlord. Ample on-site parking for both staff and visitors further enhances convenience, making this an excellent option for users seeking quality space in a central location.



UNIT 208 B

SIZE

+/- 1,174 SQFT

PARKING

On-site

ZONING

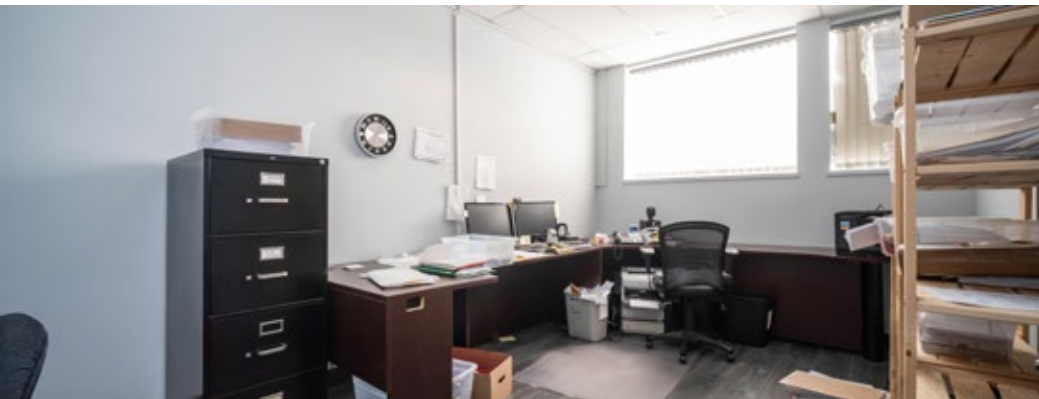
DT1

BASIC RENT


\$18.00/FT


ADDITIONAL RENT


\$7.83/FT






- 
Transit Access
 Bus routes within walking distance

- 
Primary Demographics
 Families, professionals, commuters

- 
Downtown Character
 Walkable, service-oriented, mixed-use

- 
Parking Availability
 Limited downtown; on-site parking is a key advantage

LOCATION & TRANSIT

Situated in the heart of Downtown Mission, the property benefits from strong visibility and its position within an established commercial corridor. The surrounding area includes professional offices, personal services, cafés, restaurants, and neighborhood retail, creating consistent daytime activity.

Downtown Mission continues to evolve as a service and employment hub, supported by growing residential density and local business investment. The availability of on-site parking further enhances the appeal of this location by providing convenient access for clients and employees.

The property is well served by multiple transportation options. It is within walking distance of the Mission City West Coast Express station, offering direct rail access to regional employment centres. Several bus routes operate nearby, supporting local transit connectivity. For drivers, the building provides ample on-site parking for staff and visitors, along with multiple points of entry from 1st Avenue, James Street, and the rear parking area, ensuring easy and efficient access.

FOR MORE INFORMATION CONTACT

CHRIS VAN VLIET

PERSONAL REAL ESTATE CORPORATION

chris@williamwright.ca

604.546.5555

NAZ DIVA

naz.diva@williamwright.ca

604.546.5555

williamwright.ca



Vancouver Office
1340-605 Robson Street
Vancouver, BC
604.428.5255

Fraser Valley Office
180-8621 201 Street
Langley, BC
604.546.5555

Victoria Office
843 Johnson Street
Victoria, BC
250.590.5797

Nanaimo Office
205-335 Wesley Street
Nanaimo, BC
250.586.1226

Kelowna Office
205-478 Bernard Avenue
Kelowna, BC
236.420.3558

Kamloops Office
406-121 5th Avenue
Kamloops, BC
236.425.1617