

ROYAL LEPAGE®

Wolstencroft Realty

**SCHREDER**  
BROTHERS  
REAL ESTATE GROUP



## FOR LEASE

43995 Progress Way  
Chilliwack, BC

### Turn-Key Office Space

- » Flexible Zoning
- » Modern Build-Out
- » Close Proximity to Highway 1
- » Multiple Configurations Available

**UPDESH GREWAL**

Personal Real Estate Corporation

**JAMIE SCHREDER**

Personal Real Estate Corporation

**MAGNUS HEANEY**

Commercial REALTOR®

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## PROPERTY INFO

### UNIT 105 & 205

**TOTAL AREA:** 8,222 ft<sup>2</sup>

#### BASIC RENT

\$27.50/ ft<sup>2</sup> / per annum

#### ADDITIONAL RENT

\$7.88 / ft<sup>2</sup> / per annum

#### EST. GROSS RENT

\$24,241.19/ month + GST

### UNIT 105 (GROUND FLOOR)

**TOTAL AREA:** 4,169 ft<sup>2</sup>

#### BASIC RENT

\$29.00/ ft<sup>2</sup> / per annum

#### ADDITIONAL RENT

\$7.88 / ft<sup>2</sup> / per annum

#### EST. GROSS RENT

\$12,812.72/ month + GST

### UNIT 205 (SECOND FLOOR)

**TOTAL AREA:** 4,053 ft<sup>2</sup>

#### BASIC RENT

\$29.00/ ft<sup>2</sup> / per annum

#### ADDITIONAL RENT

\$7.88 / ft<sup>2</sup> / per annum

#### EST. GROSS RENT

\$12,456.22/ month + GST

## ZONING

### CD-10 (Comprehensive Development)

Intended to accommodate a wide range of office uses.



## 43995 Progress Way (Chilliwack, BC)

This exceptional property at Lickman Centre offers a rare opportunity to lease premium office space in a central location close to Highway 1 in Chilliwack. With high-quality finishes and an attractive, modern design; this is a property that will impress clients and provide a superior working environment for your team. Chilliwack is a rapidly growing municipality with a diverse and expanding economy. The area has seen significant commercial and residential developments, creating a strong market for a variety of professions.

- » Modern Build-Out
- » Close Proximity to Highway 1
- » Multiple Configurations Available



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## 43995 Progress Way, Chilliwack

Unit #105: 4,169 sq. ft.

Unit #205: 4,053 sq. ft.

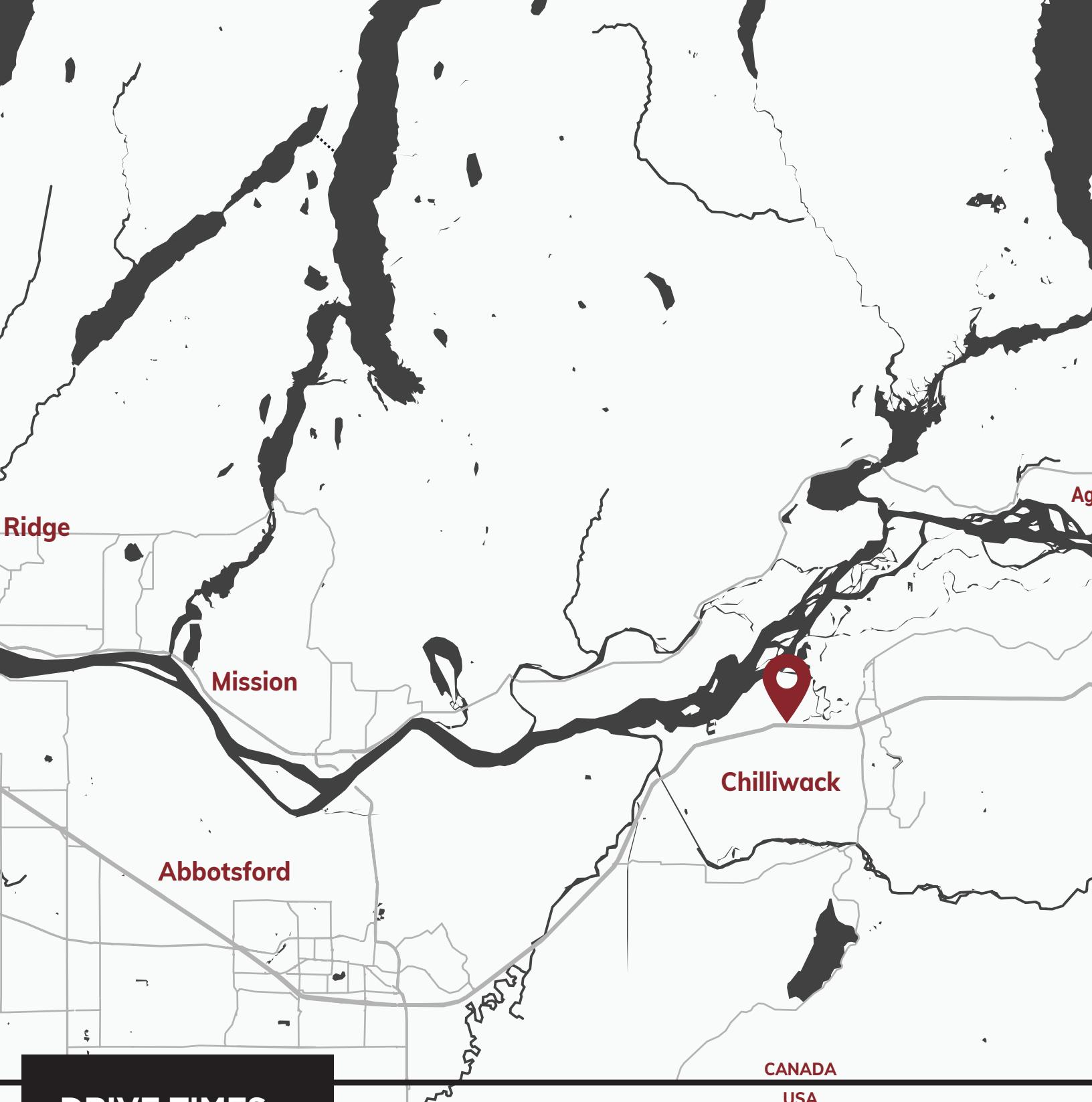
Total Area: 8,222 sq. ft.

### UNIT 205



## FLOORPLAN & MEASUREMENTS

Please note that all measurements are approximate and should be verified by the tenant if deemed important to them.



## DRIVE TIMES

ABBOTSFORD	24 MINS
MISSION	33 MINS
LANGLEY	54 MINS
MAPLE RIDGE	57 MINS
SURREY	66 MINS
BURNABY	72 MINS
DELTA	85 MINS

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