

## 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®





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

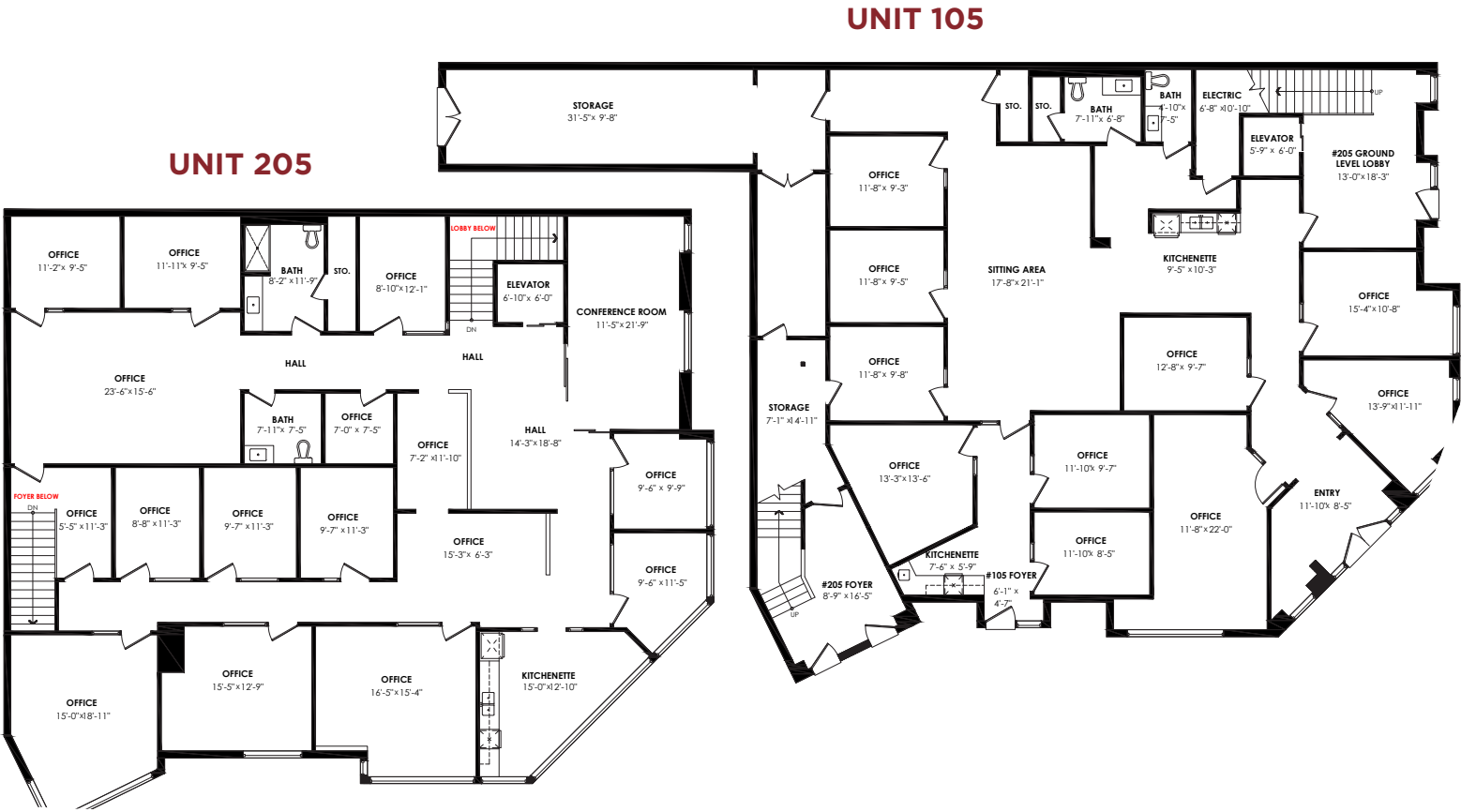


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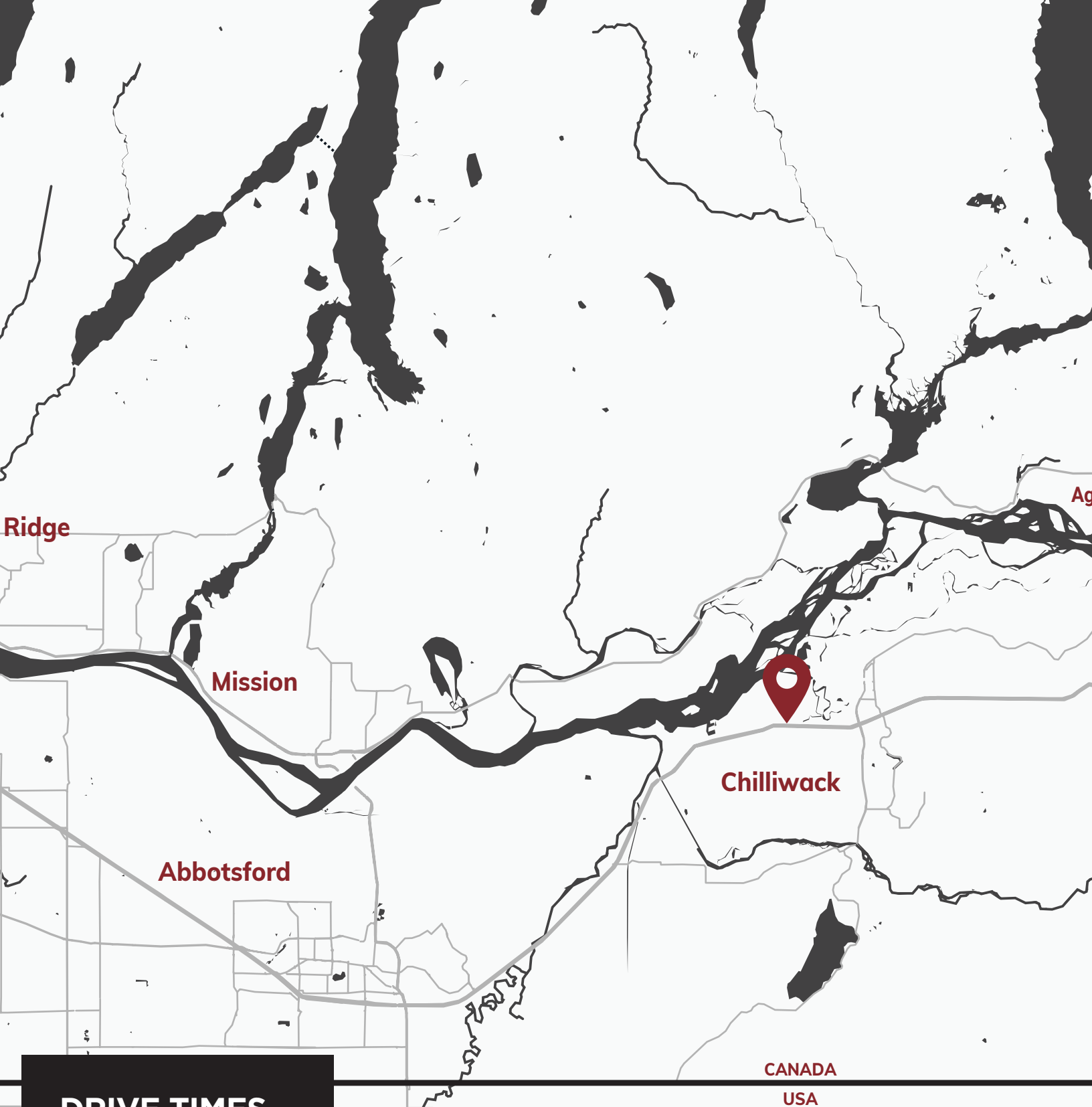
43995 Progress Way, Chilliwack

Unit #105: 4,169sq. ft.  
Unit #205: 4,053sq. ft.  
**Total Area: 8,222 sq. ft.**



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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