

# GLADWIN CROSSING OFFICE

2777 Gladwin Road, Abbotsford BC

## SUMMARY

Gladwin Crossing is a mixed use multistory retail & office building at the heart of Abbotsford's commercial & business district. The site is ideally positioned at the NW corner of South Fraser Way & Gladwin Rd.

Gladwin Crossing's central location benefits from close proximity to many community amenities including Seven Oaks Shopping Centre & West Oaks Mall, further enhancing the site's convenience and customer traffic.

South Fraser Way is a major east/west thoroughfare in Abbotsford & sees traffic counts of over 28,000 vehicles per day. Gladwin Road (+17,000 VPD) runs N/S and connects the site to north & south Clearbrook residential neighborhoods.

With over 150 underground and surface parking stalls, access off South Fraser Way & all turns access off Gladwin Road, the site is easily accessible to clientele and employees.

Join Fraser Health, Campbell Strata & Cascade Law!

## DETAILS

- + Office Availabilities:
  - + Unit 302 - 1,720 SF (available Immediately)
  - + Unit 307 - 863 SF (available Immediately)
  - + Unit 301 - 3,640 SF (Now Leased!)
- + Ideal for Professional Offices
- + Central Business & Retail District
- + Base Rent: contact listing agent
- + Additional Rent: \$13.18 PSF (2019 est.)
- + Parking: 109 underground common parking stalls + surface parking for visitors

## CONTACT

**Nancy Bayly**  
Personal Real Estate Corporation  
Sittings Realty Ltd.

**604.628.2580**  
[nancy@sittings.ca](mailto:nancy@sittings.ca)



CENTRAL ABBOTSFORD OFFICE FOR LEASE!



## DEMOGRAPHICS

	Trade Area	1 KM	3 KM	5 KM
2014 Population	140,442	10,362	63,989	106,594
2019 Population	151,290	11,702	72,681	121,078
2019 Average HH Income	\$103,583	\$66,498	\$80,034	\$92,318

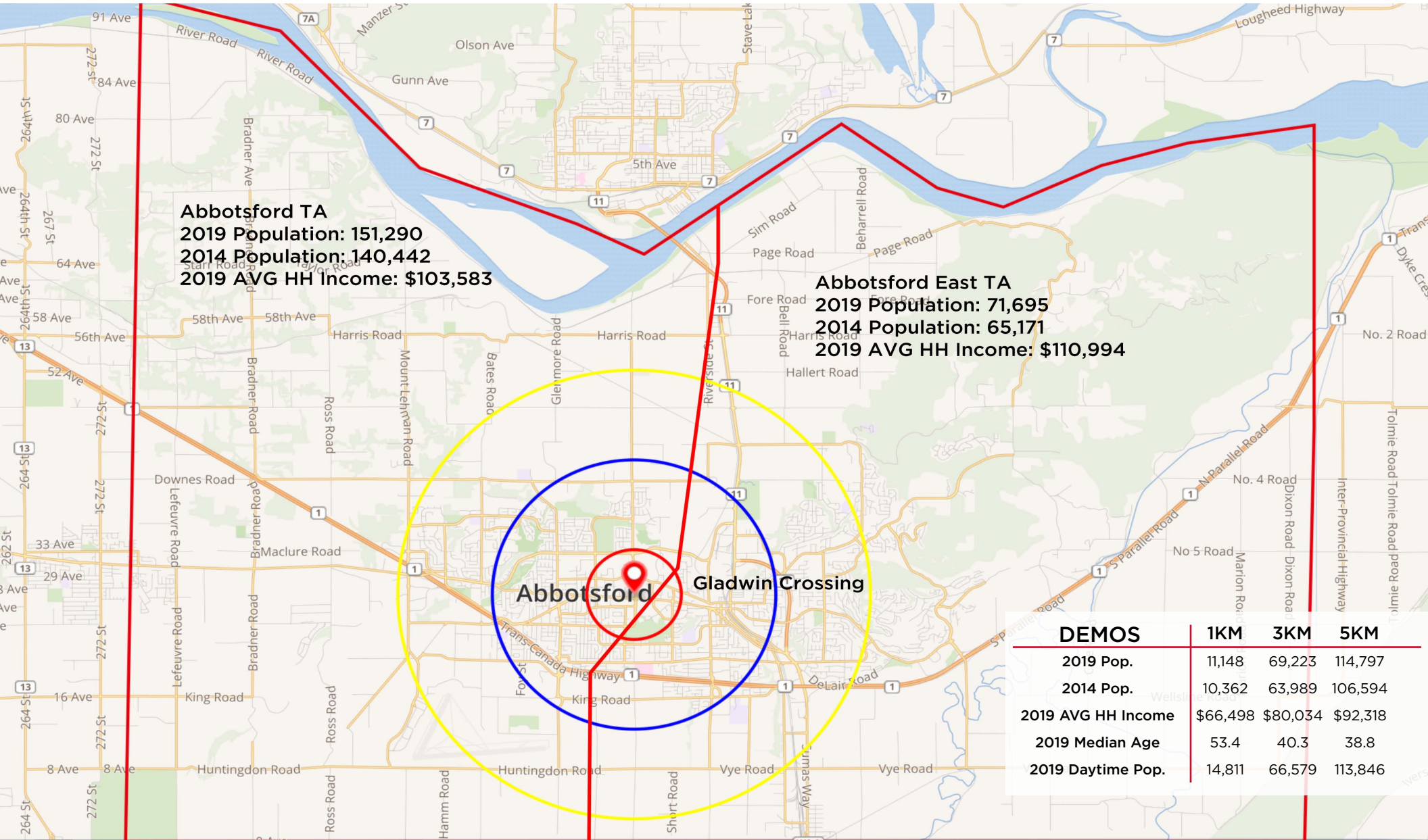
## AREA TENANTS/AMENITIES

87 Walkscore: daily errands can be accomplished by foot



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Abbotsford, BC



DEMOS	1KM	3KM	5KM
2019 Pop.	11,148	69,223	114,797
2014 Pop.	10,362	63,989	106,594
2019 AVG HH Income	\$66,498	\$80,034	\$92,318
2019 Median Age	53.4	40.3	38.8
2019 Daytime Pop.	14,811	66,579	113,846

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E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. \*All measurements quoted herein are approximate.



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Google earth

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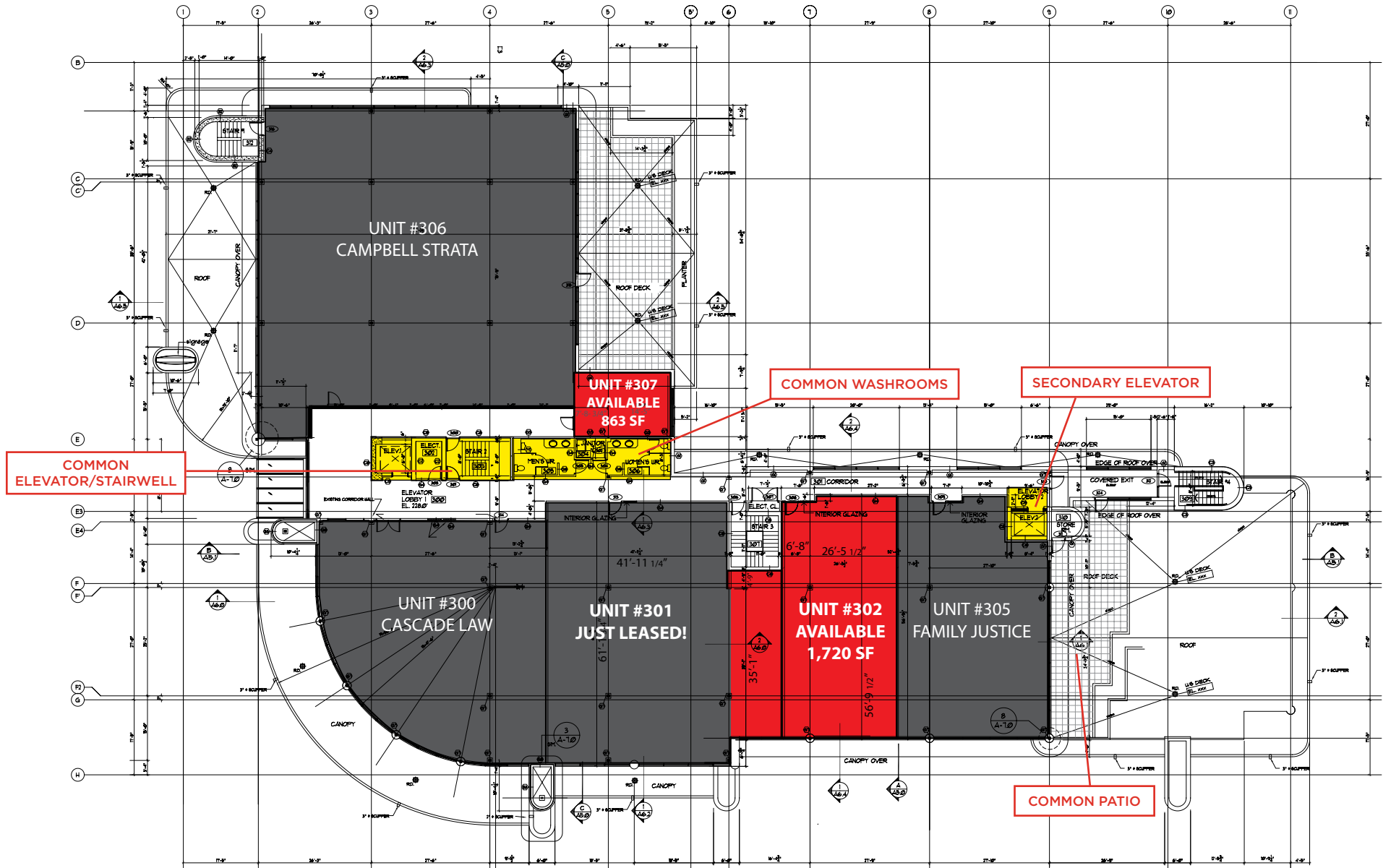
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THIRD FLOOR PLAN

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INTERSECTION @ GLADWIN RD & S FRASER WAY



GLADWIN RD



MAIN LOBBY



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