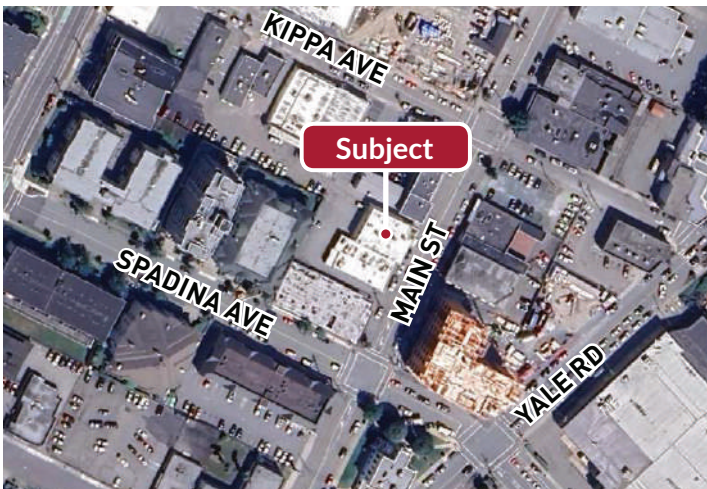


FOR LEASE

OFFICE/DAYCARE/RECREATION

**9245 MAIN STREET
CHILLIWACK**



OPPORTUNITY

An exceptional opportunity to lease a high-visibility property in downtown Chilliwack. Ideally suited for long-term occupancy, this location offers excellent exposure, convenient accessibility, and strong visibility along a well-traveled corridor.

Prominent signage opportunities are available on the awning sign band, further enhancing street presence. The C3 zoning provides flexibility for a variety of uses, including office, daycare or childcare, retail, and indoor recreation or fitness centre.



SUMMARY

MAIN FLOOR SECOND FLOOR	1,816 SF 3,982 SF 5,798 SF
PID	004-887-972
ZONING	C3 - TOWN CENTER COMMERCIAL
BASIC RENT	\$12.00 PSF
ADDITIONAL RENT	\$4.00PSF
AVAILABLE	IMMEDIATELY

BUILDING HIGHLIGHTS

Prime location with high exposure

Convenient street parking in front, plus 8 reserved spots in the back

MAIN FLOOR FEATURES

2 Large boardrooms,
2 Meeting rooms
1 Library/record storage
1 Bathroom

SECOND FLOOR FEATURES

5 exterior offices
4 interior offices
20' x 15' open plan office
Library
Kitchen
Male & Female bathroom
Mailroom/copier room
1 Bathroom

 Commercial	Scott Smith 604 788 4600 scott.smith@hqcommercial.ca	HQ Commercial 1330 Granville Street Vancouver BC V6Z 1M7	604 899 1122 604 608 4819 hqcommercial.ca
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* Personal Real Estate Corporation
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