

IS IT TIME TO UPGRADE OR EXPAND YOUR OFFICE?

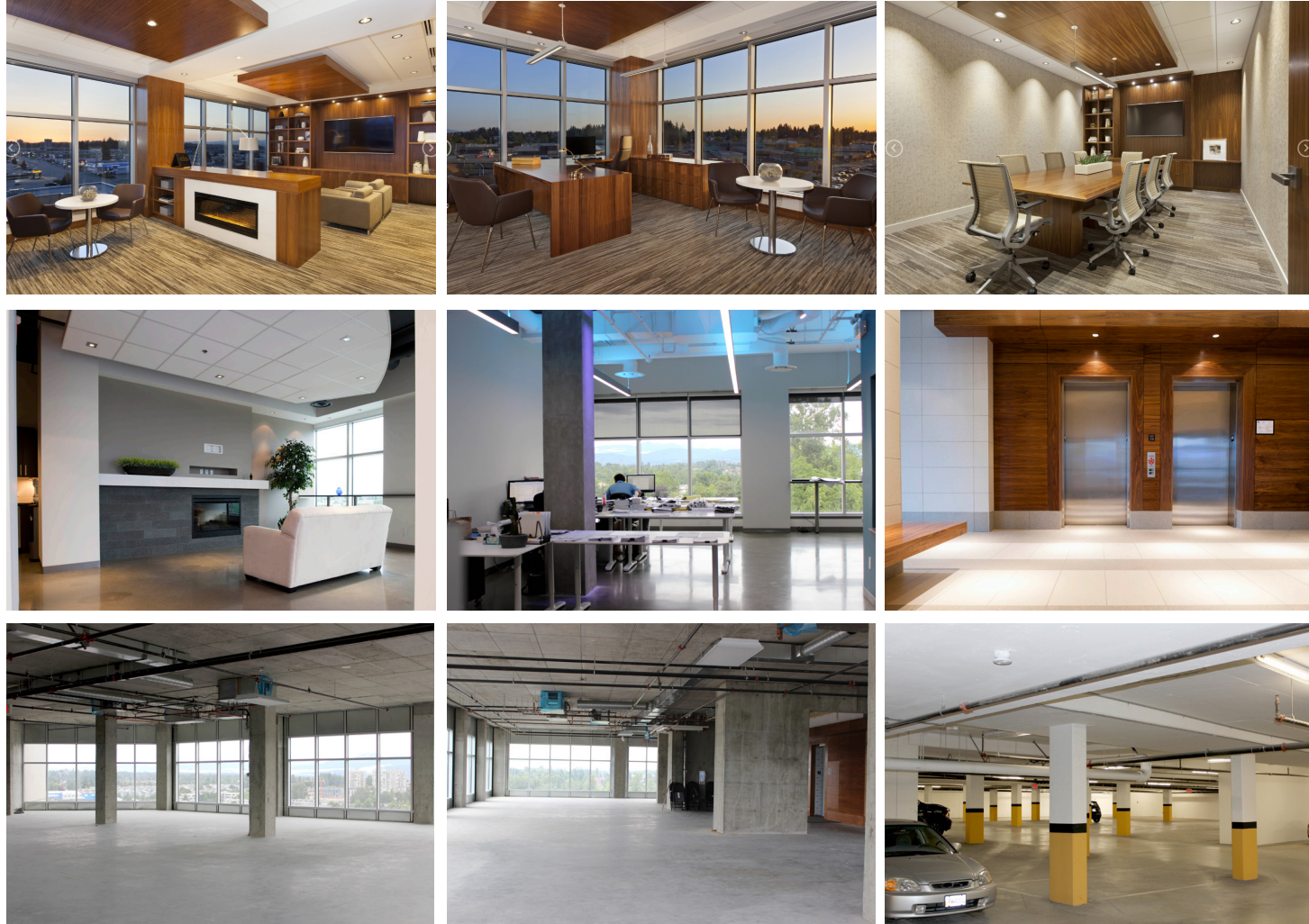
EMCO BUILDING

32988 SOUTH FRASER WAY
ABBOTSFORD | BRITISH COLUMBIA

*OUTSTANDING VIEWS
HIGH QUALITY BUILDING SYSTEMS
MULTITUDE OF NEARBY AMENITIES*



FEATURES A HIGH LEVEL FIT AND FINISH TO MAKE THE WORKING ENVIRONMENT & OPERATING SYSTEMS EFFICIENT WITH BEST IN CLASS PERFORMANCE AND SAFETY.



STRATEGIC LOCATION

Situated in the heart of Abbotsford's Commercial Core. Minutes to the Abbotsford Regional Airport. Easy access to Highways #1 and #11, and the US border crossing. Easy access to daily conveniences and amenities for employees.

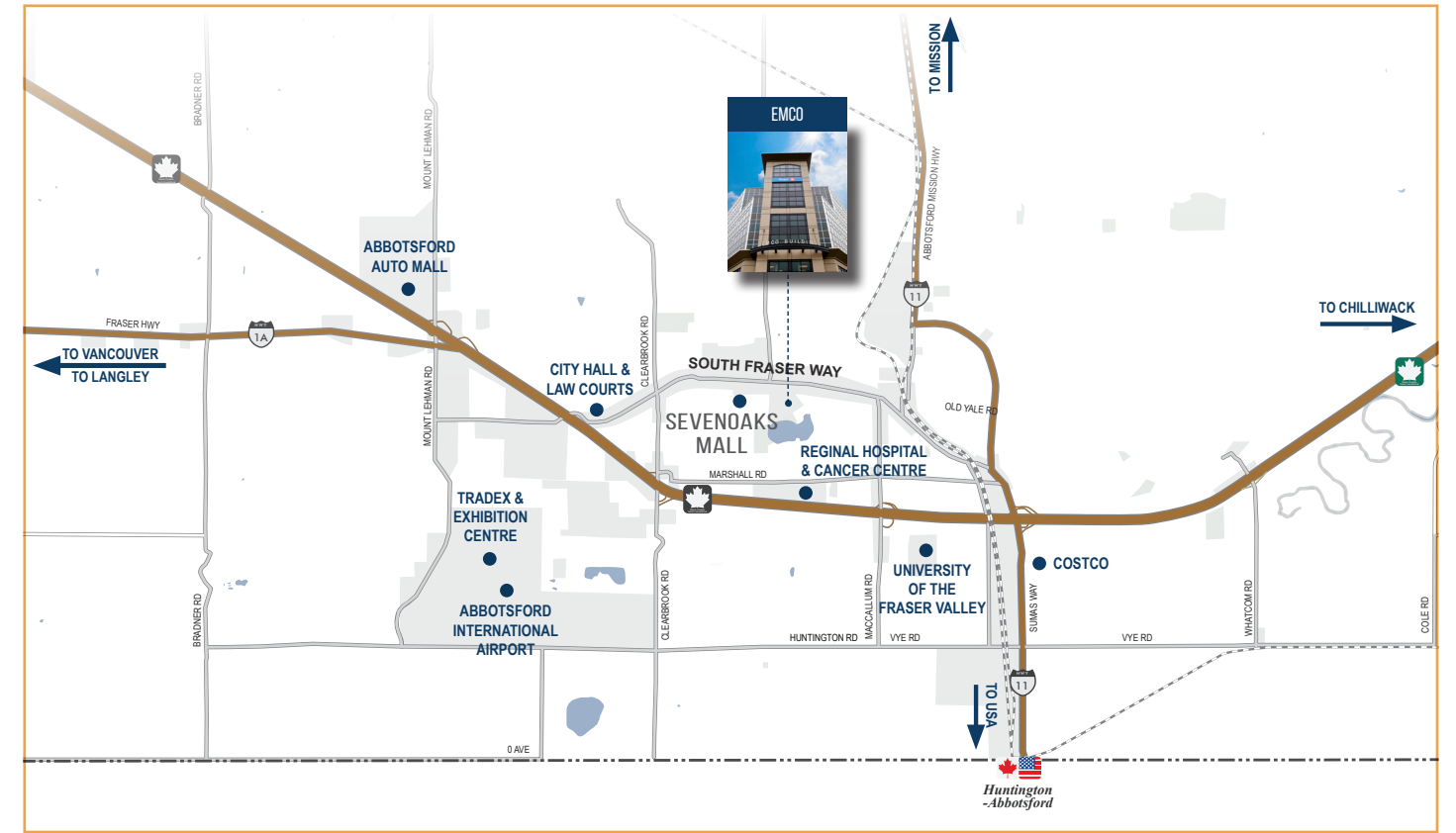
PROPERTY FEATURES

Outstanding views. Secure, brightly lit underground parking with direct building access. Modern HVAC system for even and comfortable temperatures throughout. Secure after hours building access.

BUILDING AMENITIES

2 high speed elevators. Full height (double pane) windows for even temperature and an abundance of natural light. Bicycle parking, on site management and ample visitor parking at grade level for your guests.

EASY ACCESS TO REGIONAL SERVICES AND AMENITIES



A REGIONAL HUB ABBOTSFORD | BRITISH COLUMBIA

Serving Abbotsford, Mission, and Chilliwack
Population: 276,000



ABBOTSFORD INTERNATIONAL AIRPORT

Over 530,000 passengers annually, a 20% increase from 2015



ABBOTSFORD AUTO MALL

Expanding by 40% to include over 14 dealers



FRASER VALLEY TRADEX & EXHIBITION CENTER

High demand 120,000 SF event space



CITY HALL & LAW COURTS

\$150 million project, 14 new court rooms, commencing 2018



REGIONAL HOSPITAL & CANCER CENTRE

First LEED hospital in Canada



SEVENOAKS REGIONAL MALL

560,000 SF Regional Mall serving Abbotsford, Mission and Chilliwack



UNIVERSITY OF THE FRASER VALLEY

Ranked one of the top universities in Canada by the *Globe and Mail's Canadian University Report*



HIGHWAYS AND BORDERS

2 major highways, minutes to the USA border

ABBOTSFORD

BRITISH COLUMBIA

A large and growing regional area where 65% of adult residents live and work in their community.

A LARGE AND GROWING TRADE AREA

Affordable housing and tranquil setting

Great place for young families

Average house price is \$670,000 vs \$2,449,000 in Vancouver

76.7% own their home vs 50% in Vancouver

Central location with 2 major highways, and US border crossing

LARGE EMPLOYMENT BASE

Population - Abbotsford/Mission 191,171

Growth rate 6.7% vs 5.4% in BC

65% of residents live and work in Abbotsford

Over 1/2 of population has post-secondary certificate, diploma or degree

Median age of 37.9 is below the BC average of 42.4

Central and easy access to daily conveniences required by employees

AMENITIES

EMCO BUILDING | ABBOTSFORD, BC

CONVENIENCE

Three major banks within walking distance - CIBC, BMO, RBC. Multitude of coffee & lunch options including fast food, deli and sit down dining.



LIFESTYLE

Gym facilities at Club 16, three minutes away by car. Walking distance to Mill Lake, a popular lunchtime park and trail.

SEVENOAKS REGIONAL MALL

Located next door providing wide range of shopping and grocery options.



A

Building Class

7

Floors

9,500

SF

Typical Floor Plate

65,000

SF

Building Size

2010

Year Built

180

Parking Stalls

\$13.00

PSF

Taxes & OC (2017)

4

MONTH TURNKEY
FROM PERMIT APPROVAL

Occupancy

CONTACT LISTING AGENT

Lease Rate

EMCO BUILDING

ABBOTSFORD | BRITISH COLUMBIA

An extraordinarily rare opportunity to lease a very high standard space and all modern infrastructure, located in the EMCO building.

FOR FURTHER INFORMATION PLEASE CONTACT

MAUREEN MOUNZER
Suburban Properties
604 669 1466 | maureen.mounzer@cbre.com

PERRY GORGOUNIS
Office Properties
604 662 5133 | perry.gorgounis@cbre.com

CBRE

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1021 West Hastings Street | Suite 2500
Vancouver, BC V6E 0C3