



BAYTREE CENTRE

20621 & 20641 LOGAN AVENUE
LANGLEY, B.C.



VARIOUS LEASING OPPORTUNITIES

OFFICE UNITS AVAILABLE FOR LEASE IN LANGLEY CITY CENTRE WITHIN CLOSE
PROXIMITY TO THE APPROVED EXPO LINE SKYTRAIN EXTENSION

CBRE

UNITS A102

PROPERTY FEATURES

- Ground floor unit with exposure
- Street front signage opportunity
- Large surface parking area ideal for customers
- Professionally managed centre with great curb appeal
- Convenient access from all areas of Langley
- Fully HVAC
- Mix of private offices and open work space

SIZE

A102 3,800 SF

AVAILABLE

Immediately

PARKING RATIO

3 stalls per 1,000 SF

ASKING RENT

\$25.00 PSF

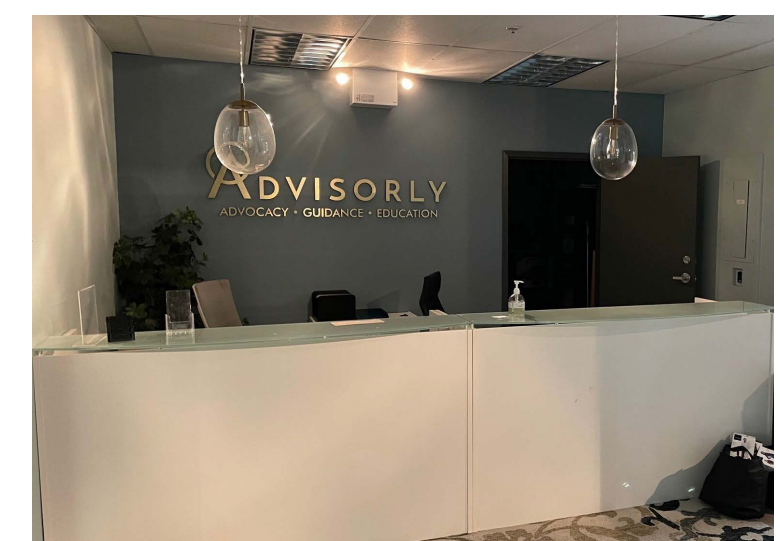
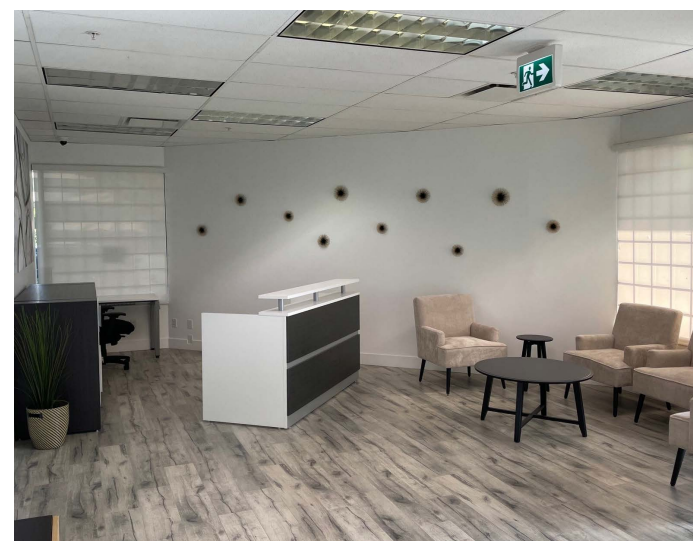
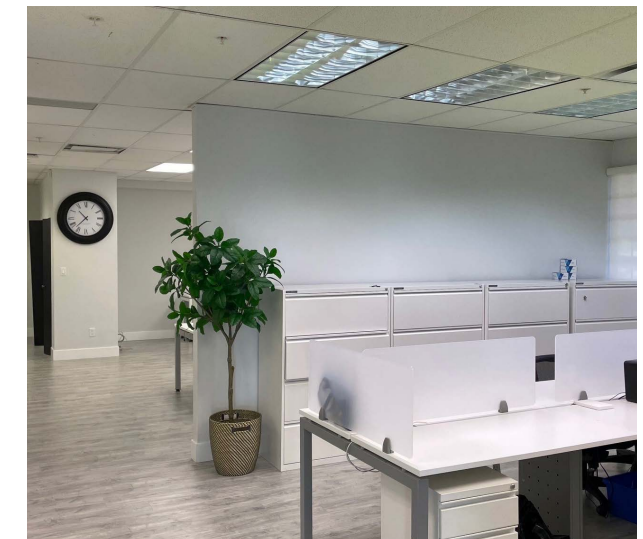
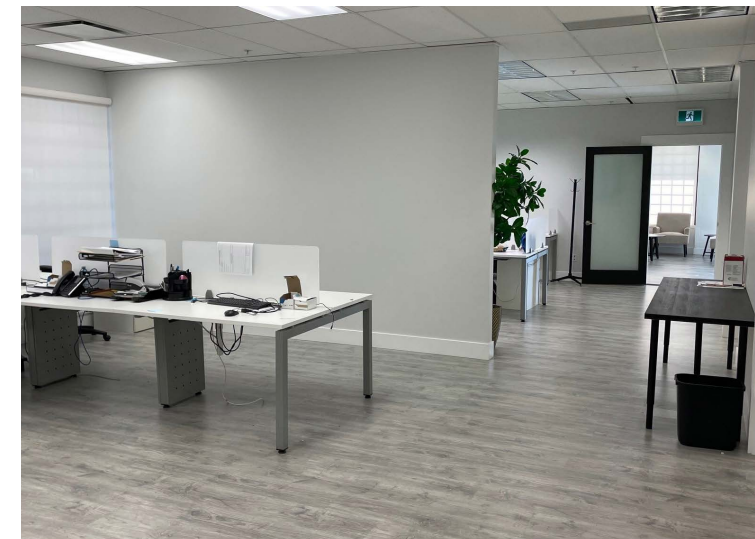
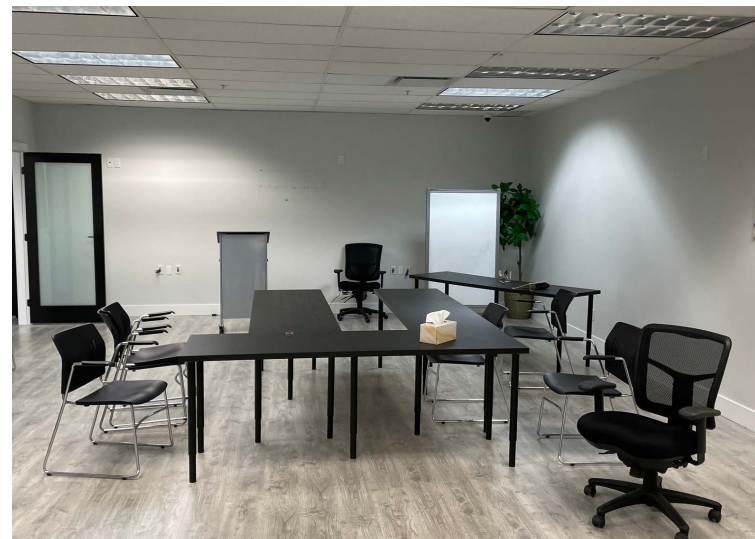
ADDITIONAL RENT

\$14.79 PSF (2025 Estimate)

MANAGEMENT FEE

5%

FOR LEASE | UNITS A101-A102 | BAYTREE CENTRE, 20641 LOGAN AVENUE, LANGLEY B.C.



UNIT A201

PROPERTY FEATURES

- Corner property with excellent frontage to Logan and 56 Avenue
- 2 blocks from the future SkyTrain station
- Transit at site
- Large surface parking area
- Professionally managed centre with great curb appeal
- Convenient access from all areas of Langley
- Fully HVAC
- Mix of private offices and open work space

SIZE

3,519 SF

AVAILABLE

Immediately

PARKING RATIO

3 stalls per 1,000 SF

ASKING RENT

\$21.95 PSF

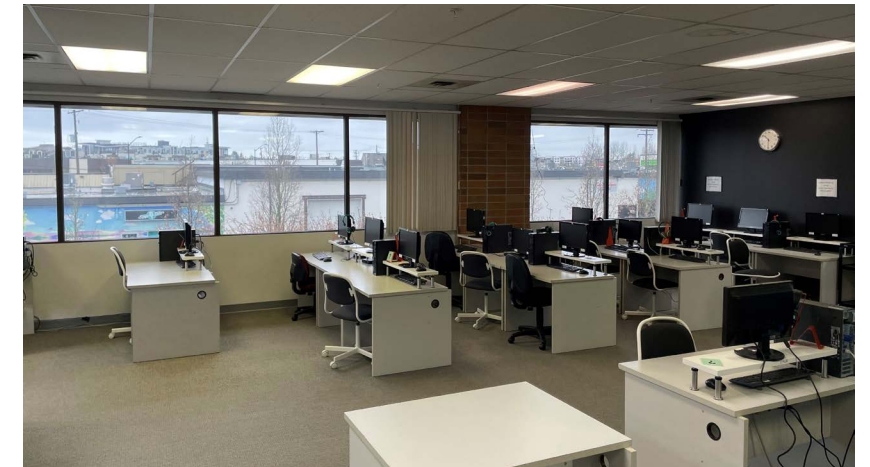
ADDITIONAL RENT

\$14.79 PDF (2025 Estimate)

MANAGEMENT FEE

5%

FOR LEASE | UNIT A201 | BAYTREE CENTRE, 20621 LOGAN AVENUE, LANGLEY B.C.



UNIT A206

UNDER CONTRACT

PROPERTY FEATURES

- Corner property with excellent frontage to Logan and 56 Avenue
- 2 blocks from the future SkyTrain station
- Transit at site
- Large surface parking area
- Professionally managed centre with great curb appeal
- Convenient access from all areas of Langley
- Fully HVAC
- Mix of private offices and open work space

SIZE

1,768 SF

AVAILABLE

Immediately

PARKING RATIO

3 stalls per 1,000 SF

ASKING RENT

\$21.95 PSF

ADDITIONAL RENT

\$14.79 PSF (2025 Estimate)

MANAGEMENT FEE

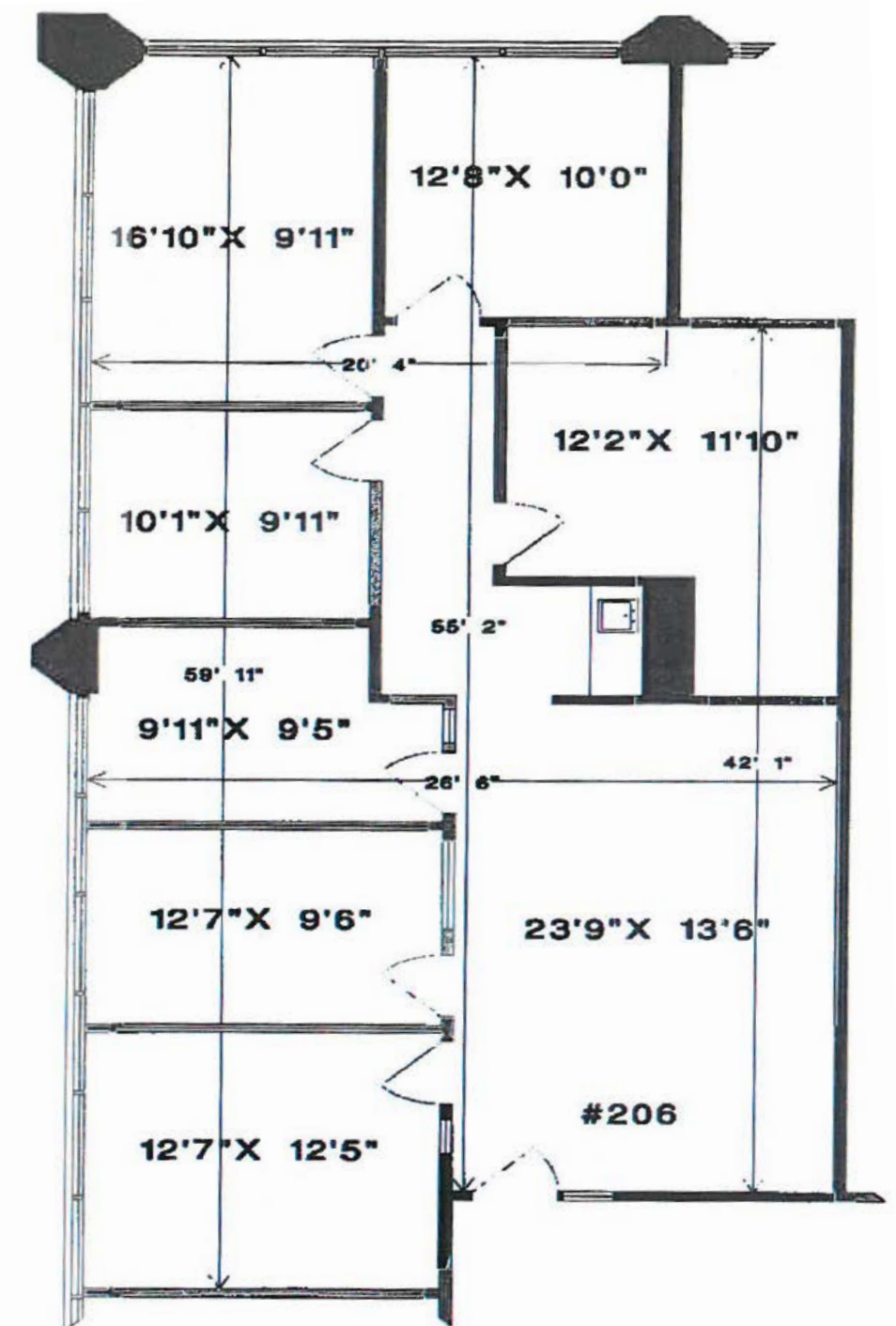
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FLOOR PLAN

UNIT A206

1,768 SF



UNIT B202

UNDER CONTRACT

PROPERTY FEATURES

- Corner property with excellent frontage to Logan and 56 Avenue
- 2 blocks from the future SkyTrain station
- Transit at site
- Large surface parking area
- Professionally managed centre with great curb appeal
- Convenient access from all areas of Langley
- Fully HVAC
- Mix of private offices and open work space

SIZE

695 SF

AVAILABLE

Immediately

PARKING RATIO

3 stalls per 1,000 SF

ASKING RENT

\$1,700.00 per month

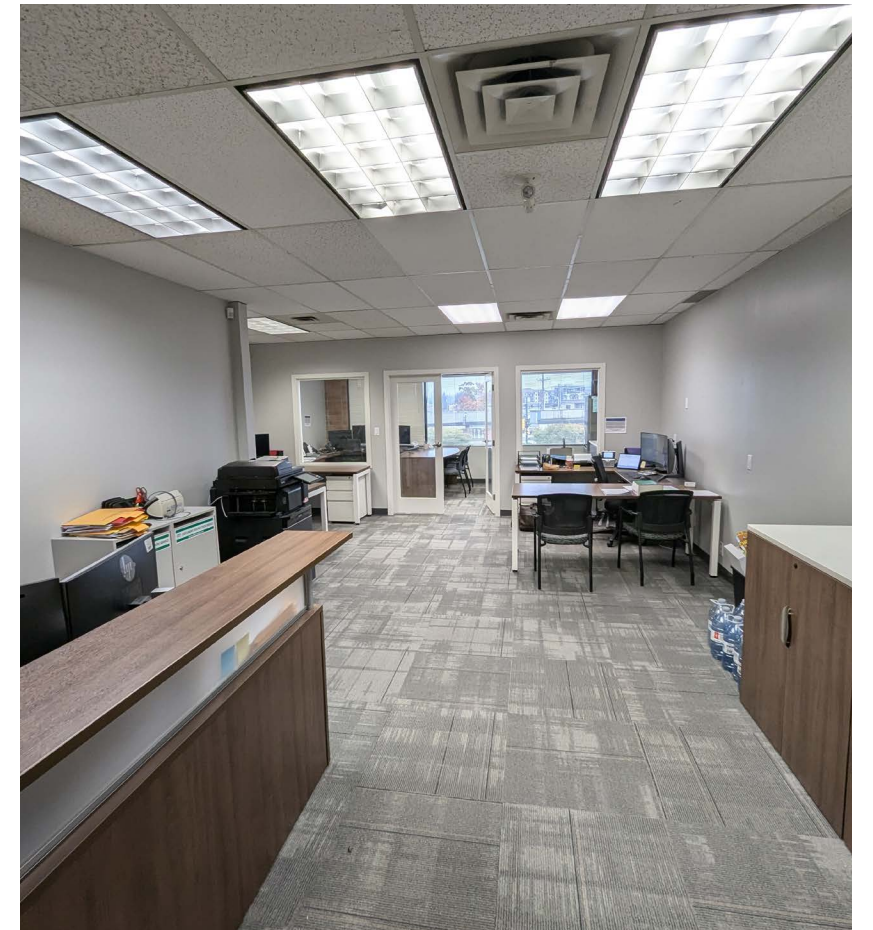
ADDITIONAL RENT

\$896.25 per month

MANAGEMENT FEE

5%

FOR LEASE | UNIT B202 | BAYTREE CENTRE, 20621 LOGAN AVENUE, LANGLEY B.C.



UNIT B203

PROPERTY FEATURES

- Corner property with excellent frontage to Logan and 56 Avenue
- 2 blocks from the future SkyTrain station
- Transit at site
- Large surface parking area
- Professionally managed centre with great curb appeal
- Convenient access from all areas of Langley
- Full HVAC
- Mix of private offices and open work space

SIZE

881 SF

AVAILABLE

Immediately

PARKING RATIO

3 stalls per 1,000 SF

ASKING RENT

\$1,835.00 per month

ADDITIONAL RENT

\$967.63 per month

MANAGEMENT FEE

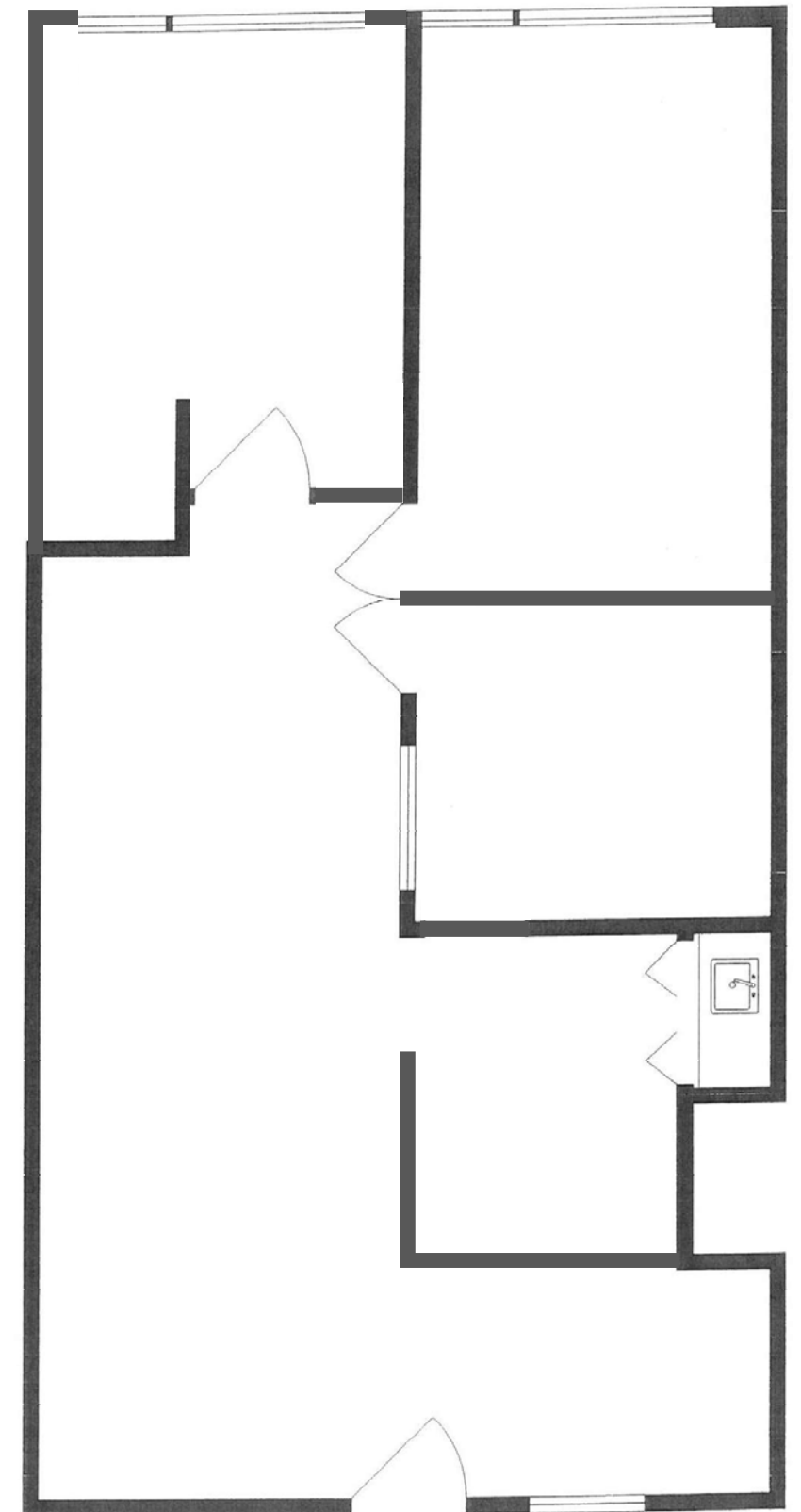
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FOR LEASE | UNIT B203 | BAYTREE CENTRE, 20621 LOGAN AVENUE, LANGLEY B.C.

FLOOR PLAN

UNIT B203
881 SF



UNIT B206

PROPERTY FEATURES

- Corner property with excellent frontage to Logan and 56 Avenue
- 2 blocks from the future SkyTrain station
- Transit at site
- Large surface parking area
- Professionally managed centre with great curb appeal
- Convenient access from all areas of Langley
- Full HVAC
- Mix of private offices and open work space

SIZE

2,954 SF

AVAILABLE

October 1, 2025

PARKING RATIO

3 stalls per 1,000 SF

ASKING RENT

\$21.95 PSF

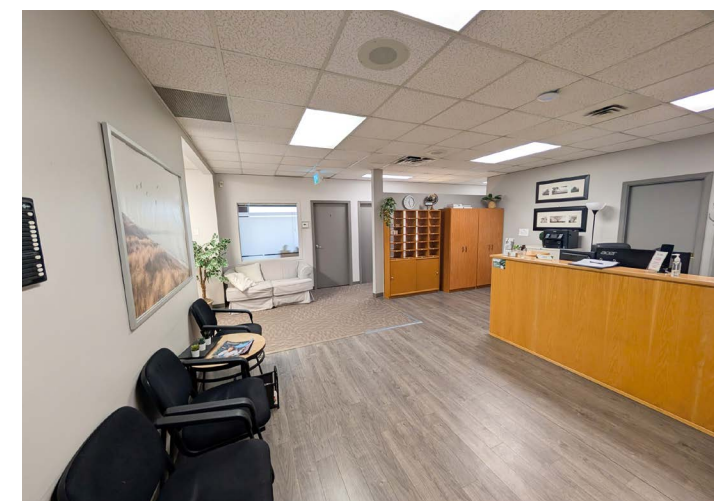
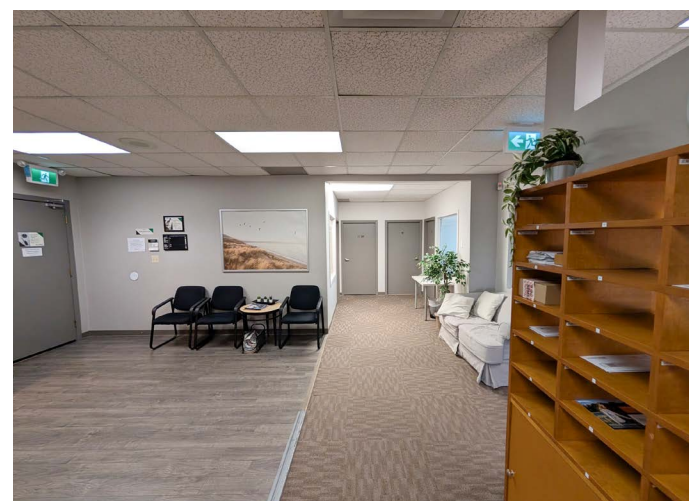
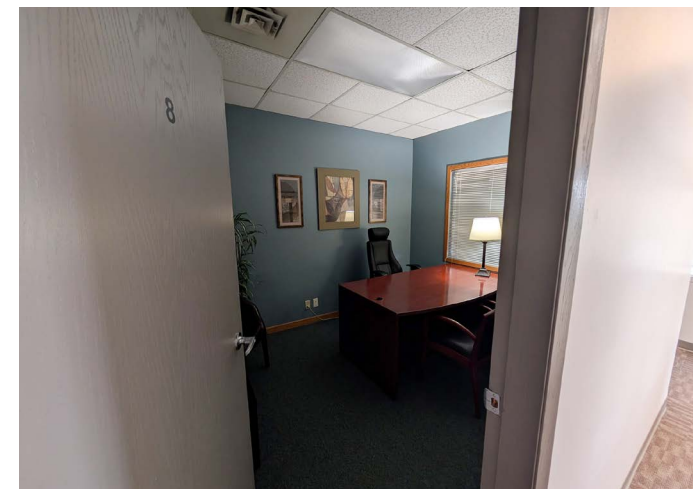
ADDITIONAL RENT

\$14.79 PSF

MANAGEMENT FEE

5%

FOR LEASE | UNIT B206 | BAYTREE CENTRE, 20621 LOGAN AVENUE, LANGLEY B.C.



THE LOCATION

Baytree Centre is conveniently situated in the heart of Langley's city centre along Logan Avenue and 56 Avenue, and is located across the street from the Langley Cascades Casino, which has been approved for a 23,000 sq. ft. expansion. The Property is surrounded by leading retailers, schools, and amenities. In addition, the Property provides immediate access to Fraser Highway and is a 10 minute drive from Highway 1.

The proposed extended Expo Line SkyTrain's terminus station is anticipated to be built at 203 Street, located just 10 minutes away from the Property.



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