

**AVISON  
YOUNG**

# For Lease

**20486 64th Avenue  
Langley, BC**



Opportunity to lease 1,400 sf –  
5,161 sf of office space centrally  
located in Langley

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## Opportunity

Avison Young is pleased to present the opportunity to lease 1,400 sf – 5,161 sf of second-floor office space within a well-maintained two-story office building. Strategically situated on the corner of 64th Avenue and 204th Street, the property has excellent corner-style exposure and provides great signage and branding opportunity.

## Location

This property is located on the highly exposed northeast corner of 64th Avenue and 204th Street, in the busy Willowbrook Commercial Core. The location provides easy access to Fraser Highway, Highway 1, 10, 15 and 99, and is only a 3-minute drive from the recently announced SkyTrain Expo Line into Langley's City Centre. This site offers unmatched access to transit and is located in an amenity rich location surrounded by Costco, Walmart, London Drugs and Willowbrook Shopping Centre.

## Features

-  Professionally finished office space with enclosed offices, and outdoor deck
-  Newly demised office spaces
-  Abundance of natural light
-  Small kitchenettes
-  Shared washrooms with showers
-  Fob entry
-  Elevator access
-  HVAC throughout and heating and cooling controls
-  Sprinklered
-  Alarmed
-  Ample parking
-  Pylon signage opportunity
-  Professionally managed and maintained

## Floorplan



## Property details

### AVAILABLE AREA

1,400 sf – 5,161 sf

### RENTAL RATE

Please contact listing agents

### ESTIMATED OPERATING COSTS (2026)

\$12.00\* psf

\*Includes 5% management fee

### AVAILABILITY FOR FIXTURING

Immediate

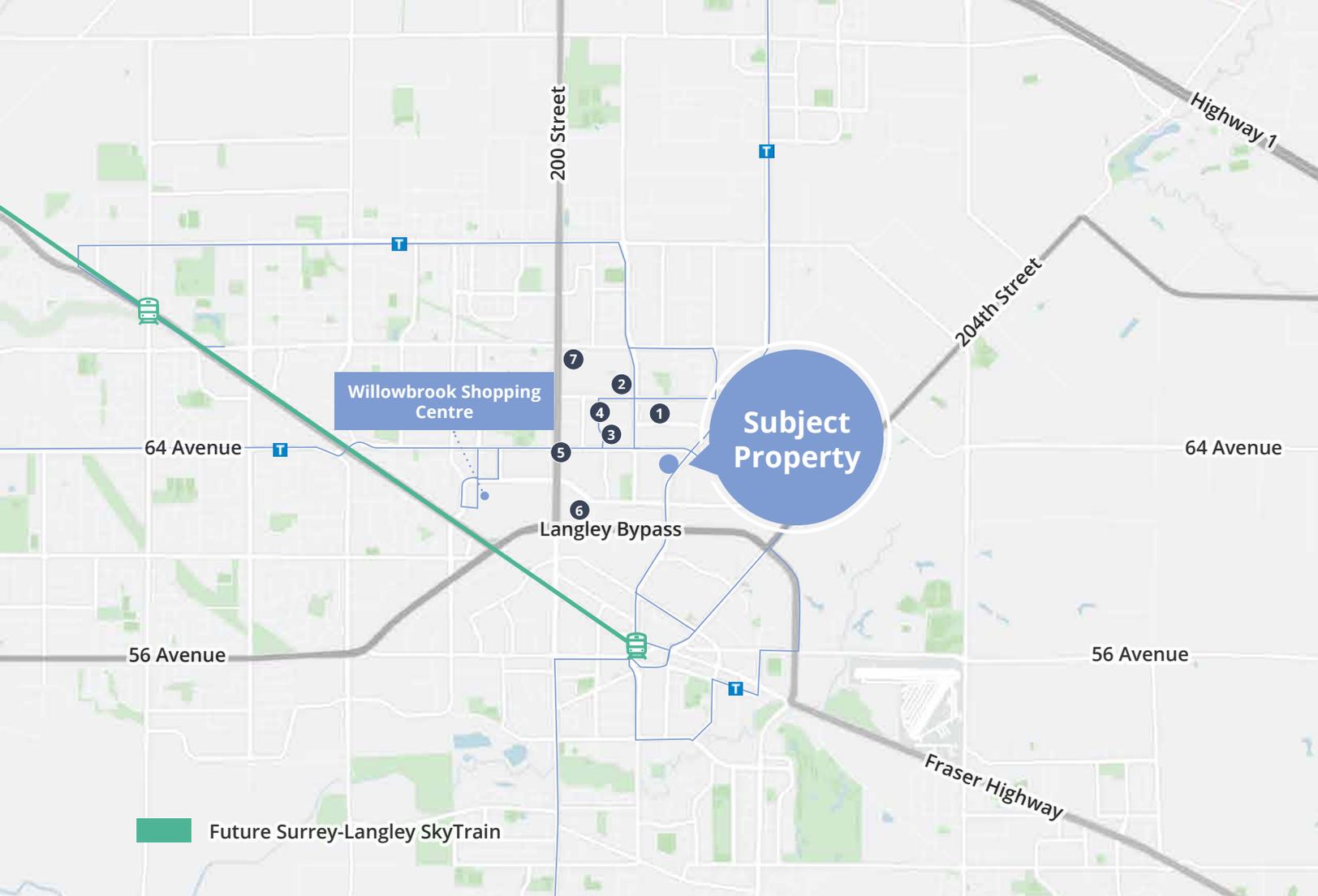
### ZONING

M-11 (Industrial/Business Park) zoning allows for a wide range of uses, including:

- Business offices
- Institutional uses
- Medical clinics
- Light industrial uses

\*Please contact listing team for full details on permitted zoning





## AMENITIES

- 1 Costco
- 2 Walmart
- 3 Save-On-Foods
- 4 London Drugs
- 5 Canadian Tire
- 6 PetSmart
- 7 Home Depot

## TRANSIT ROUTES

- 595** Maple Meadows Station/Langley Centre
- 
- 395** Langley Centre/King George Station
- 
- 531** White Rock Centre/Willowbrook

## DRIVE TIMES

Port Kells	10 minutes
US Border	20 minutes
Maple Ridge	25 minutes
Surrey	25 minutes
Downtown Vancouver	40 minutes
YVR	45 minutes

## Contact for more information

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