

FOR LEASE



3,796 SF Fully Improved Office

201 - 8837 201 STREET, LANGLEY



**COMMERCIAL
PROPERTIES
GROUP.CA**

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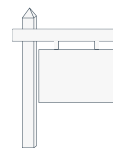
THE OPPORTUNITY

CENTRAL FRASER VALLEY AND LOWER MAINLAND

Welcome to an exceptional opportunity at the 200th Street and Highway 1 gateway to the Fraser Valley. This fully improved office space has been meticulously maintained and presents a turnkey solution for businesses seeking a premium location with all amenities in place. Strategically positioned with excellent signage opportunities in a high-traffic area, this property is ideal for entrepreneurs or corporations looking to expand or relocate. Boasting a flexible layout and ample parking, this space offers convenience and peace of mind. Don't miss out on this chance to lease prime office space in Langley's thriving commercial district.



Gross Leasable Area
3,796 sf



Building & Pylon
Signage Available



9 Exclusive Parking
Stalls + 17 Shared



Zoning
CD-48



Basic Rent
\$32 psf



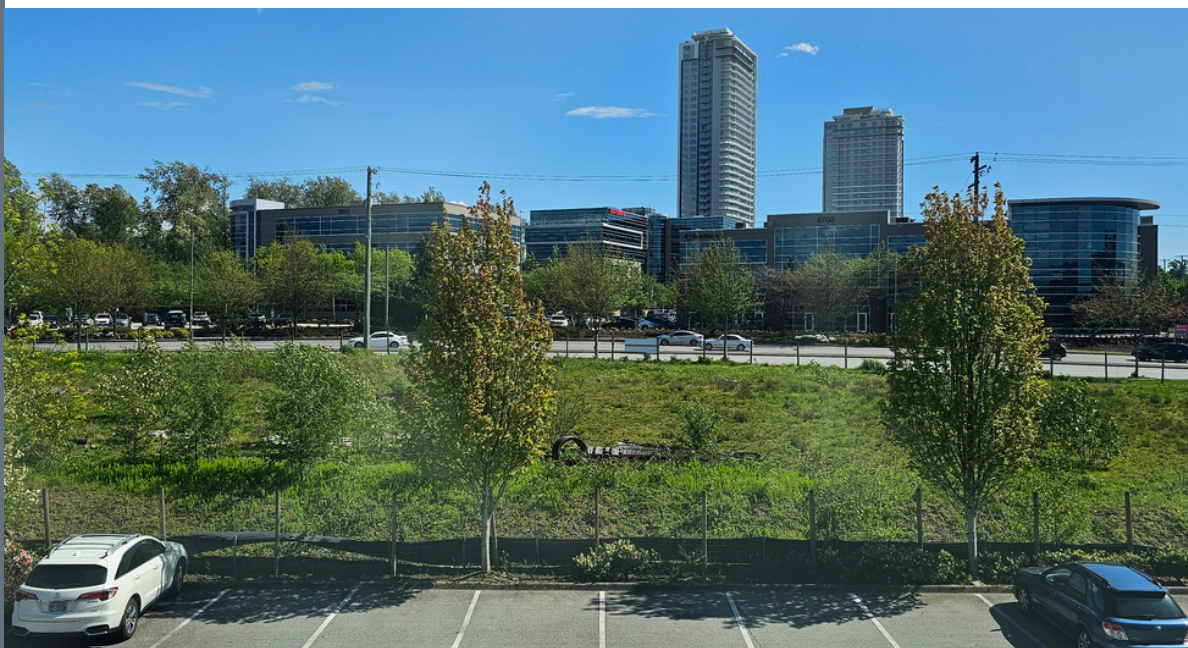
Additional Rent
\$18.69 psf



High Accessibility &
Central Location



Signage Exposure
onto 200 Street

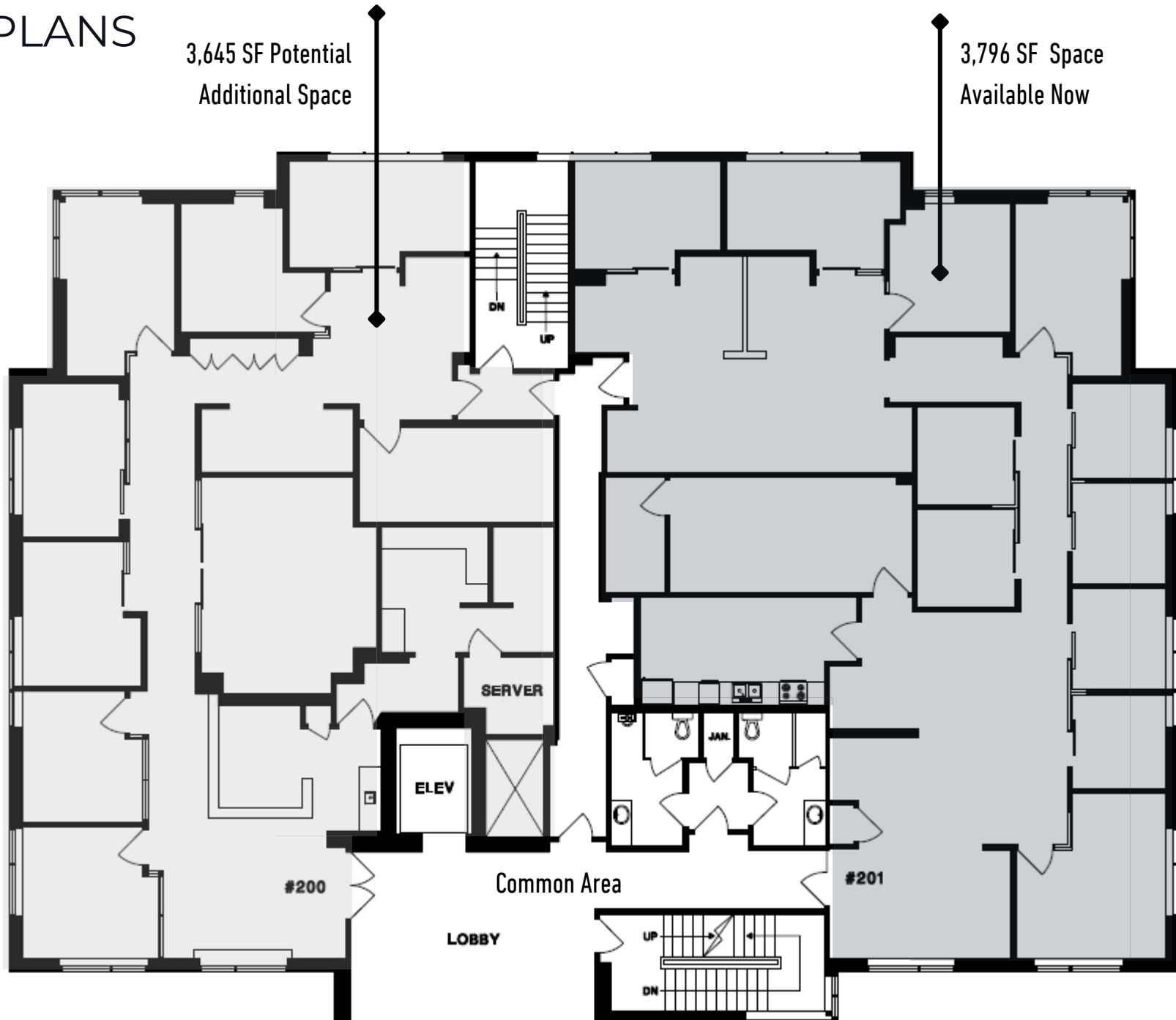


3,645 - 7,291 sf

FLOORPLANS

3,645 SF Potential
Additional Space

3,796 SF Space
Available Now



201 - 8837 201 Street, Langley BC

LOCAL AMENITIES

EXPLORE THE VIBRANT COMMUNITY OF LANLGEY

Langley's 200th Street Corridor offers a unique advantage for your business offering immediate access to Highway 1 and 200th Street. This strategic location places your business in close proximity to a steady stream of commuting consumers and ensures easy access for your employees.



BUS ROUTES

501 Langley Centre/ Surrey Central Station
509 Walnut Grove/Surrey Central Station
388 22nd St Station/Carvolth Exchange
595 Maple Meadows Station/Langley Centre
555 Carvolth Exchange/Lougheed Station
562 Langley Centre/Walnut Grove
66 Fraser Valley Express



Carvolth Exchange/Park & Ride

PUBLIC TRANSIT TIMES

30 MIN OR LESS

Willowbrook
Guildford Exchange
Pitt Meadows
Abbotsford

1 HOUR OR LESS

Metrotown
Coquitlam Centre
Vancouver City Centre
Surrey City Centre
YVR

LOCAL AMENITIES

- Moxies Langley Restaurant
- Starbucks
- Dead Frog Brewery
- S+L Kitchen & Bar
- Blacksmith Bakery
- Wendys
- Smugglers Caskworks Brewery
- The Barley Merchant
- Shoppers Drug Mart
- CIBC
- First West Credit Union
- Sandman Signature Hotel
- FLUID Spa Lanlgey
- Latimer Village
- Cineplex Cinema
- Willowbrae Daycare

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INTERIOR PHOTOS



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