



Newly Completed Office
and Retail Strata
FOR SALE

LANGLEY BUSINESS CENTRE

8063 199 Street, Langley B.C.

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MODERN ARCHITECTURE + CONVENIENT AMENITIES

The unique opportunity to own new office and retail space in Langley's vibrant Latimer neighbourhood

Langley Business Centre at 8063 199th Street is a new development in Langley's vibrant Latimer neighbourhood providing innovative design, superior quality construction, purpose-built office and retail space for your business to thrive. LBC is within close proximity to all municipalities in the Fraser Valley and is located five minutes to Highway 1, Carvolth Transit Exchange and the Golden Ears Bridge.

Langley Business Centre will be constructed in the Langley Tech Campus along 200th Street and offers a unique opportunity for businesses to own space within a Class A office building in one of the region's most sought-after business communities.



AMENITIES

RESTAURANTS

1. S&L Kitchen
2. Moxie's
3. The Keg Steakhouse
4. Sushi Avenue
5. Sen Viet Restaurant
6. Noma Sushi
7. The Mad Italian Pizza
8. Side Bar Grill

COFFEE

9. Starbucks
10. Tim Hortons
11. Wired Monk
12. Mattu's Coffee
13. Artigiano (coming soon)
14. Blacksmith Bakery

FITNESS

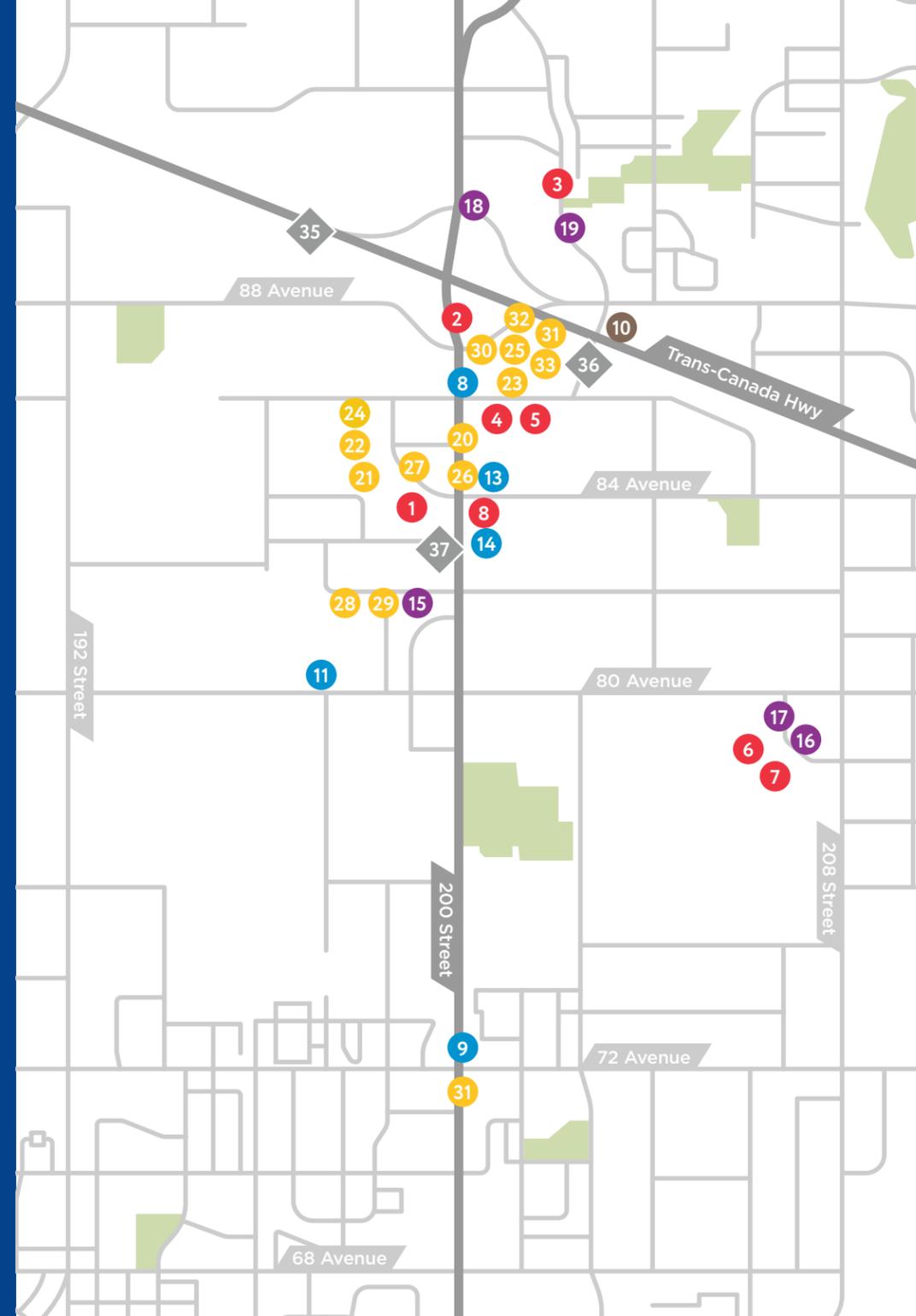
15. Gold's Gym
16. Oxygen Yoga
17. F45 Training
18. Anytime Fitness
19. 30 Pula

BUSINESSES

20. KPMG
21. First West Credit Union
22. Fraser Health
23. Scotiabank
24. BCGEU Fraser Valley
25. Lindsay Kenney LLP
26. Aerotek
27. Pharmasave National Office
28. Berezan Enterprises
29. CLAC Union
30. Grant Thornton
31. Great West Life
32. Regus Offices
33. World Financial Group
34. TD Bank

TRANSPORTATION

35. TransCanada Hwy
36. Carvolth Transit Exchange
37. 200th Street





KEY FEATURES OF THE BUILDING

- Three-storey office and retail strata building totaling 45,000 SF
- Modern architecture with concrete and steel construction
- 91 underground and 79 surface parking stalls
- Abundant glazing and natural light
- Campus-like setting, surrounded by amenities
- Common area washrooms on each floor
- Intercom system for afterhours building access
- Underground parking equipped with infrastructure for EV charging stations
- On-site daycare
- Large rectangular floor plates
- Units ranging from 1,625 SF and up

WHY OWN

5 benefits to owning vs leasing:

1 Build Equity
Build equity by paying down your principal

2 Long-Term Value
Create long-term value for your capital investments by deducting mortgage interest expenses

3 Capital Appreciation
Metro Vancouver Real Estate has out-performed almost any alternative investment vehicle over the past 50 years.

4 Control Your Property
Avoid annual rent escalations, and have a say in your operating expenses and management fees

5 Diversify Your Portfolio
The choice is yours to occupy, lease or sell your property





Accelerating success.



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