



The Offices

AT
WILLOUGHBY TOWN CENTRE

80 AVENUE & 208 STREET
LANGLEY, BC



Various demising opportunities available from 2,500 SF – 10,565 SF

MAUREEN MOUNZER
Personal Real Estate Corporation
Associate Vice President
maureen.mounzer@cbre.com
+1 604 669 1466

ROMY VAN DER MERWE
Personal Real Estate Corporation
Senior Associate
romy.vandermerwe@cbre.com
+1 236 889 8438

PERRY GORGOUNIS
Personal Real Estate Corporation
Associate Vice President
perry.gorgounis@cbre.com
+1 604 617 0147



FOR LEASE | A CLASS OFFICE SPACE IN LANGLEY



COQUITLAM

GOLDEN EARS BRIDGE

HWY #1

YORKSON
COMMUNITY PARK

80 AVE

WILLOUGHBY
TOWN CENTRE

THE OFFICES AT
WILLOUGHBY - NORTH

SHOPS

208 STREET (TO HWY #1)

On-Site Amenities
Easy Highway Access
Extensive Employment Base



The 
Offices
AT
WILLOUGHBY TOWN CENTRE

NORTH OFFICE
**RARE OPPORTUNITY FOR A
WHOLE BUILDING LEASE**

- + Demising opportunities from 2,500 SF – 10,565 SF
- + Individual floors of 5,300 SF each
- + Stunning architectural design
- + Corporate branding and signage
- + Beautiful mountain views
- + Timing - Available now

FOR LEASE | A CLASS OFFICE SPACE IN LANGLEY

RARE WHOLE BUILDING OPPORTUNITY OF 10,656 SF
INDIVIDUAL FLOORS OF 5,300 SF EACH AVAILABLE

THE DEVELOPMENT

Willoughby Town Centre is a mixed-use, walkable town centre development in the expanding municipality of Langley, BC.

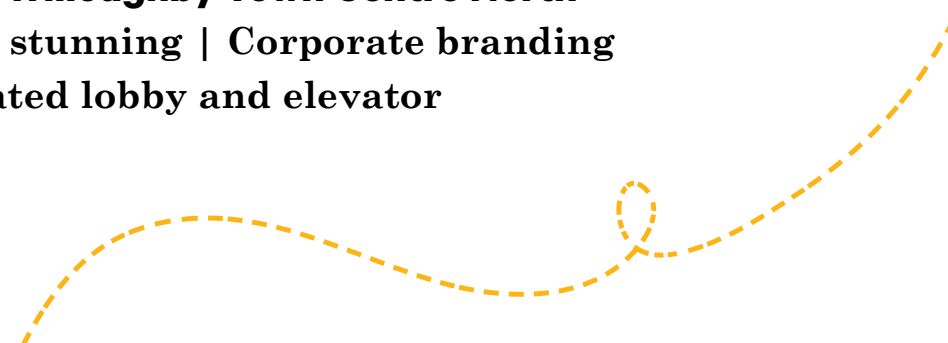
This hub of residential, retail, and office space is an ideal centre to locate your business. There are two three-storey office buildings for lease and both offer tenants an excellent location for business, employees, and clients.

The Township of Langley has seen growth rates of 14.7% between 2013 and 2018, and residents and businesses continue to flock to the area.

- + Grocery, drug stores, banks, fitness centres and several other retailers fill the site, creating an amenity rich location for you and your employees.
- + Mixed-use nature of the development creates a vibrance during the day and evening.
- + Up to 10,669 SF available.



The Offices at Willoughby Town Centre North
Architecturally stunning | Corporate branding
Dedicated lobby and elevator



800+ parking stalls

- + Highest parking ratio of any new development.
- + 40 stalls for Willoughby North Office.
- + Additional surface parking for customers.



THE OPPORTUNITY

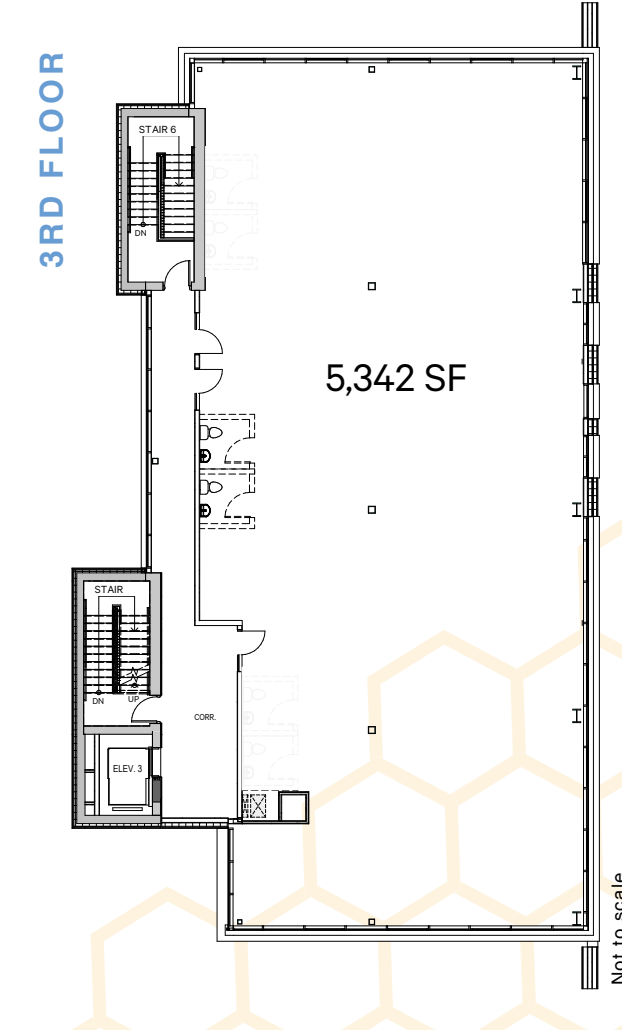
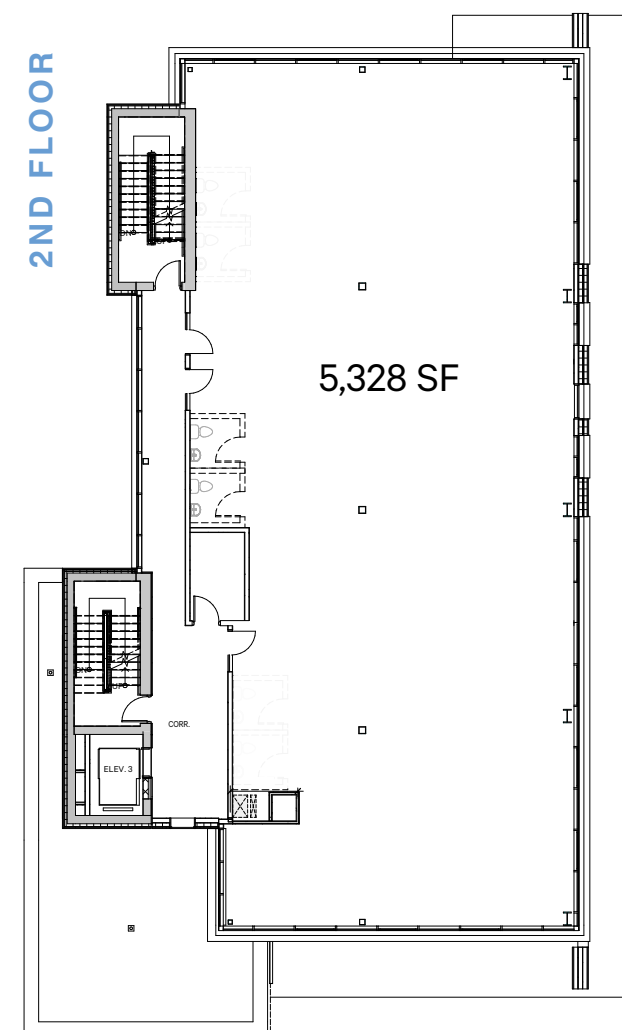
Willoughby North is a brand new office building that sits atop ground floor retail with beautiful mountain views and excellent exposure along the active 208 Street.

- GROSS OFFICE AREA**
10,656 SF on 2 floors
- RENTAL RATE**
Negotiable
- PARKING**
40 parkade stalls and free customer parking
- OPERATING COSTS & TAXES**
\$15.53 PSF (2022)
INCLUDING MANAGEMENT FEE
- WINDOWS**
Full height, opening
- OPEN CEILING**
Ready for tenant's design
- WASHROOMS**
Roughed-in for flexibility
- HVAC**
Ready for distribution

**Live, Work & Play
at Willoughby
Town Centre.**



**THE OFFICES AT
WILLOUGHBY - NORTH**



LOCATION

Willoughby Town Centre is surrounded by everything that makes coming to work fun!

Yorkson Sport Park, The Tennis Centre, Redwood Golf Course, Langley Events Centre, numerous trails, wineries, theaters, and more.

SCHOOLS ANYONE?

Willoughby Elementary, nearby Willoughby Middle school, onsite daycare, preschool and more make it easy for working parents.

ESSENTIALS, LUXURIES?

In addition to over 40 on-site shops and services, the Valley's best shopping and dining are only minutes away at Willowbrook Regional Core.



The Redwoods Golf Course



Yorkson Community Park



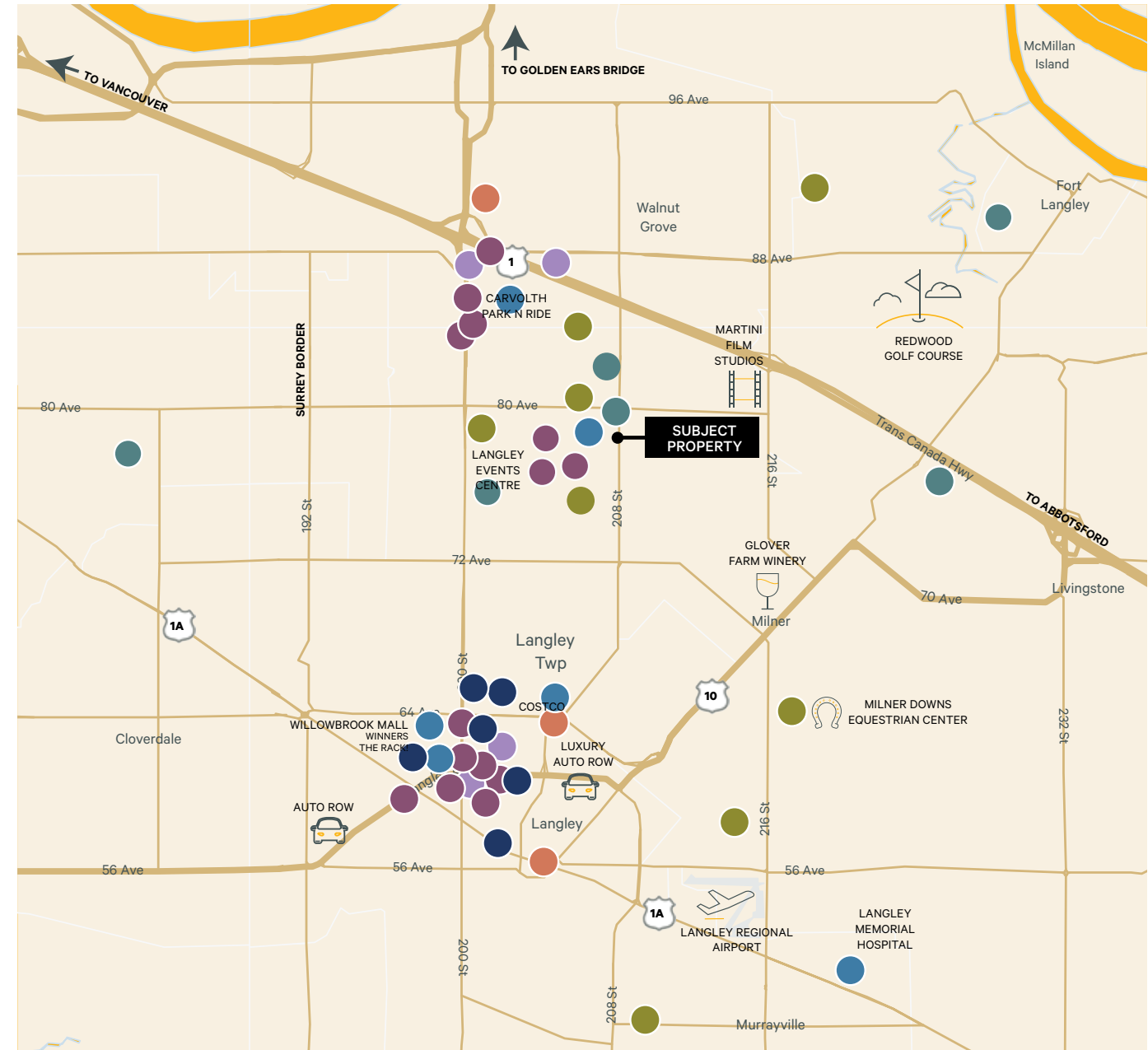
Milner Downs Equestrian Centre



Yorkson Sport Park



Wineries



SHOPPING

- Willowbrook Shopping Centre
- Walmart/London Drugs
- RioCan Langley Centre
- Home Depot
- Canadian Tire
- Costco

ESSENTIALS

- Your Independent Grocer
- The Real Canadian Superstore
- Safeway
- Save-On-Foods
- Carvolth Park + Ride
- Langley Memorial Hospital

RESTAURANTS

- Earls
- Montana's
- The Olive Garden
- Milestones
- Cactus Club
- S + L
- McDonald's
- Boston Pizza
- Tim Hortons
- Moxie's Bar & Grill
- Starbucks
- The Mad Italian
- Noma Sushi
- Banchan Korean Bistro

BARS + PUBS

- Browns Social House
- Walnut Grove Pub & Liquor Store
- Five Roads Brewing
- Dead Frog Tasting Room

ENTERTAINMENT

- Colossus Theatre
- Cascades Casino
- Spa Utopia

SPORTS + RECREATION

- Yorkson Tennis Centre
- Yorkson Community Park
- Newlands Golf & Country Club
- Redwoods Golf Course
- Langley Events Centre
- McLeod Athletic Park
- Milner Downs Equestrian Center
- Oxygen Yoga

SCHOOLS

- Trinity Western University
- Willoughby Elementary
- Willoughby Middle School
- Langley Fine Arts School
- Tiny Hoppers Early Learning



DRIVE TIMES

22 MIN

TO SURREY CITY CENTRE

25 MIN

TO COQUITLAM

25 MIN

TO ABBOTSFORD

45 MIN

TO VANCOUVER

**Over 40 shops +
services on site**

**Easy Highway
Access by 3 Routes**

**Central location to
entire Fraser Valley**

For more information please contact:

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