



# BAYTREE CENTRE

20621 & 20641 LOGAN AVENUE  
LANGLEY, B.C.

FUTURE LANGLEY CENTRE  
SKYTRAIN STATION



LANGLEY CENTRE  
BUS LOOP

LOGAN AVENUE

BUILDING A

BUILDING B

BUILDING C

56TH AVENUE

## VARIOUS LEASING OPPORTUNITIES

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

**CBRE**

# 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

July 1, 2024

## PARKING RATIO

3 stalls per 1,000 SF

## ASKING RENT

\$6,000.00 per month

## ADDITIONAL RENT

\$3,865.33 per month

## MANAGEMENT FEE

5%



# UNIT A206

## 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

\$3,500 per month

## ADDITIONAL RENT

\$1,942 per month

## MANAGEMENT FEE

5%

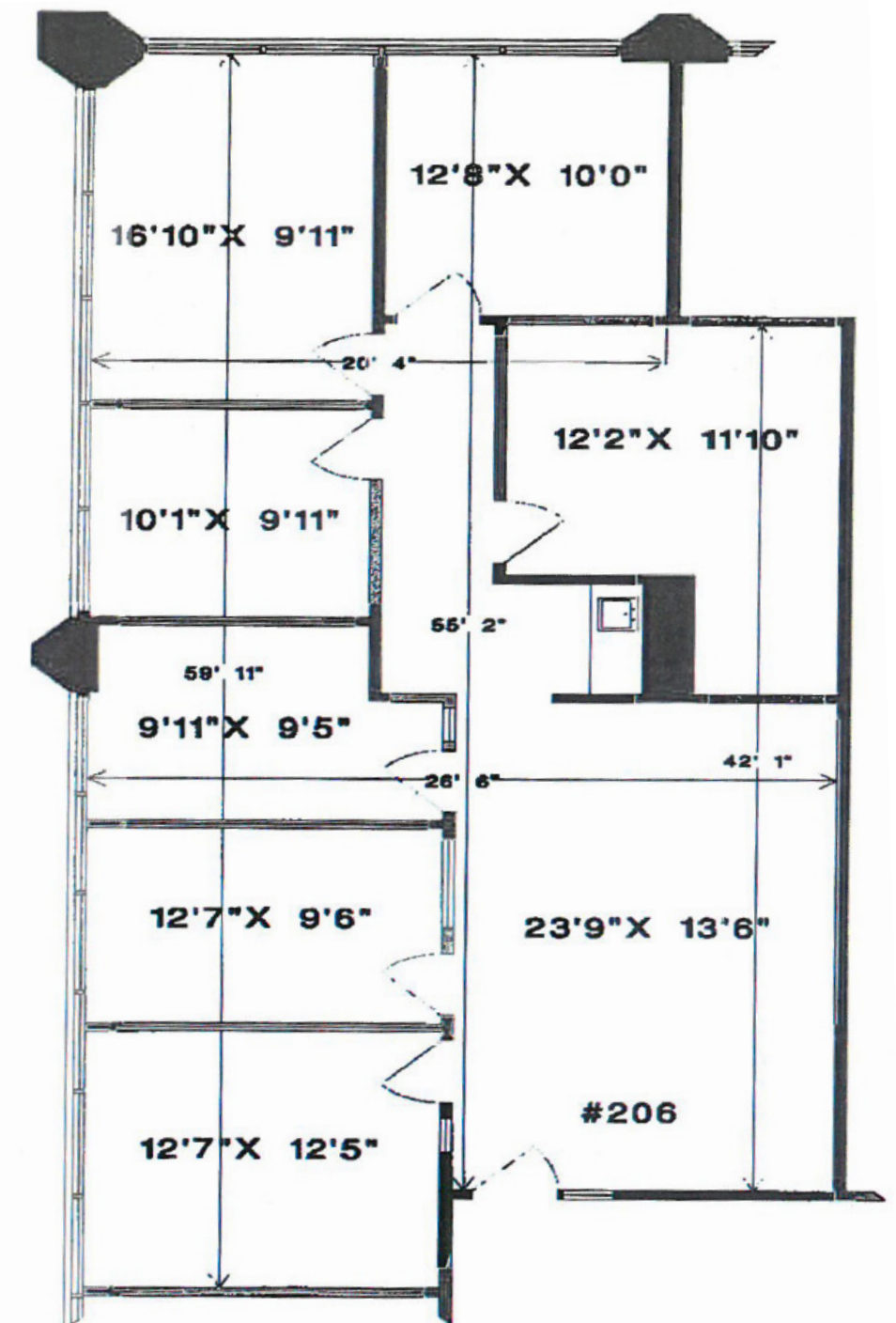


FOR LEASE | UNIT A206 | BAYTREE CENTRE, 20621 LOGAN AVENUE, LANGLEY B.C.

## FLOOR PLAN

UNIT A206

1,768 SF



# 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
- Fully 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

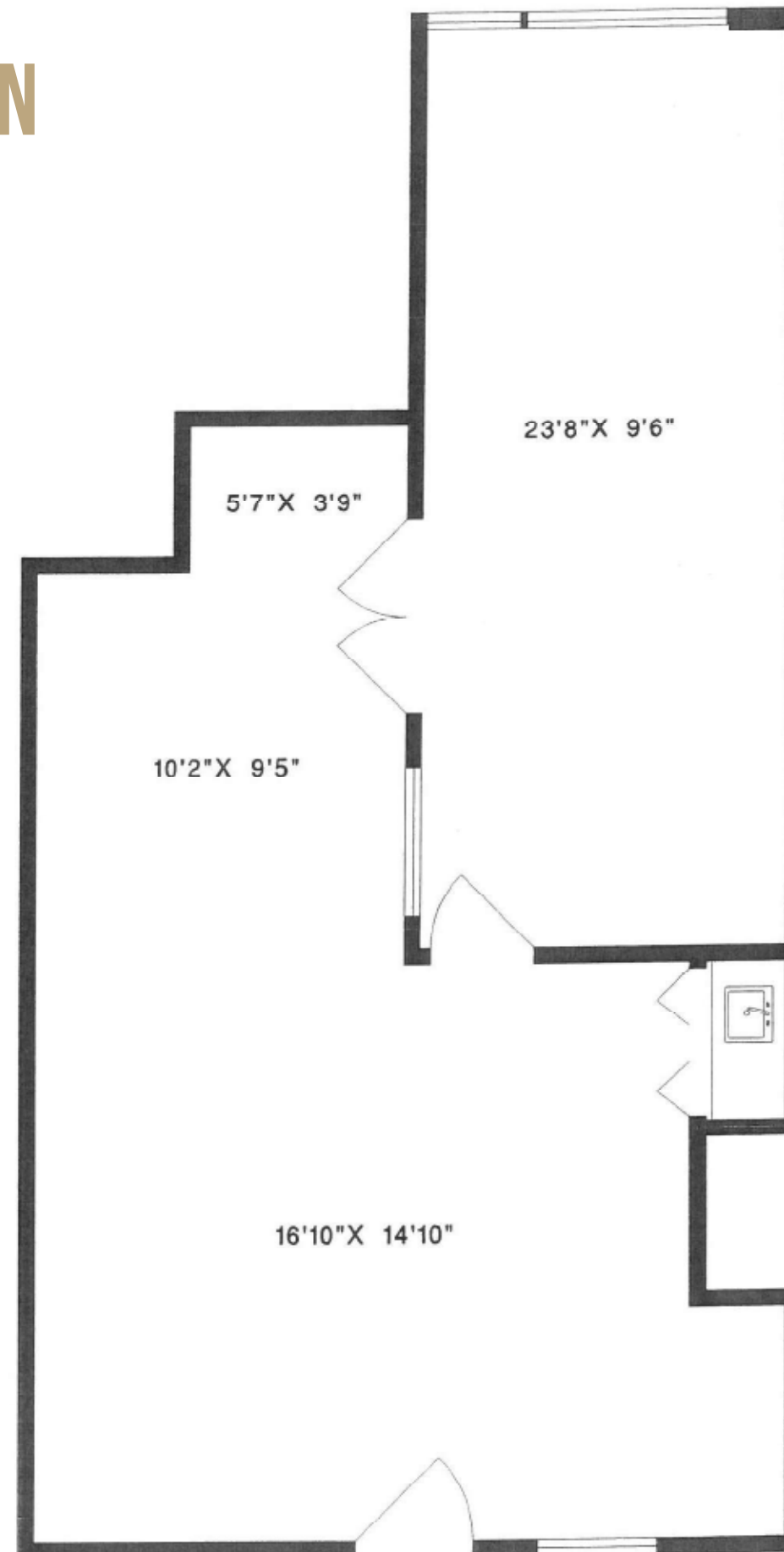
## MANAGEMENT FEE

5%

## FLOOR PLAN

### UNIT B203

881 SF



881 SQ. FT.  
OFFICE UNIT  
IN LANGLEY  
CITY CENTRE

## 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.



## CONTACT INFORMATION

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