# FOR LEASE

**Walnut Grove Commerce Centre** 

Unit 204, 9440 202 Street, Langley, BC



This 2nd floor office space has multiple private offices, a reception area, boardroom and kitchen. It is move-in ready! Come join the prestigious Walnut **Grove Commerce Centre!** 





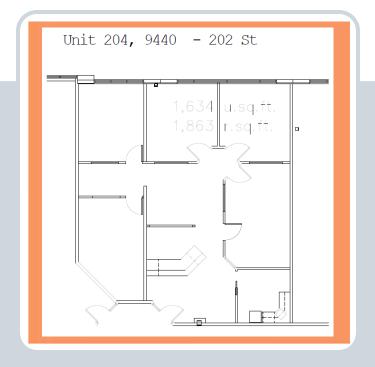


604.533.1138 leasing@benchmark-group.com

Contact our leasing team and let's get you the commercial property experience you deserve.

# **Walnut Grove Commerce Centre**

Unit 204, 9440 202 Street, Langley, BC





### **Unit Size**

1,863 sq. ft.

### **Amenities**

- · Concrete tilt-up design
- · 3 storey class 'A' office building
- 3rd floor balconies
- 2 elevators
- Fitness centre with locker room & showers
- Fibre optic cable access
- Computer monitored employee card access for after hours gate and entry doors
- Full service building including janitorial
- 3 parking stalls per 1000 sq ft leased
- Professional owner built and managed for 'one-stop shop' for all layout, improvements and lease negotiations

# **Zoning**

CD-14 - Comprehensive Development Zone

### Location

Located just off Highway #1 near the 200th Street interchange in northwest Langley. Langley's premier office building is close to restaurants, shopping, superior leisure amenities and the Colossus Theatres. On route to Golden Ears bridge.

# TAKE YOUR PLACE OF BUSINESS TO THE NEXT LEVEL

Contact our leasing team and let's get you the commercial property experience you deserve.

604.533.1138 leasing@benchmark-group.com

# **Lease Rates**

Office - \$30.00 psf Operating Expenses - \$11.04 psf + 5% PM Fee