



BAYTREE CENTRE

20621 & 20641 LOGAN AVENUE
LANGLEY, B.C.



Future Langley Centre
Skytrain Station



Langley Centre
Bus Loop

BUILDING A

BUILDING B

BUILDING C

LOGAN AVENUE

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

Immediately

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%

FOR LEASE | UNIT A201 | BAYTREE CENTRE, 20621 LOGAN AVENUE, LANGLEY B.C.



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

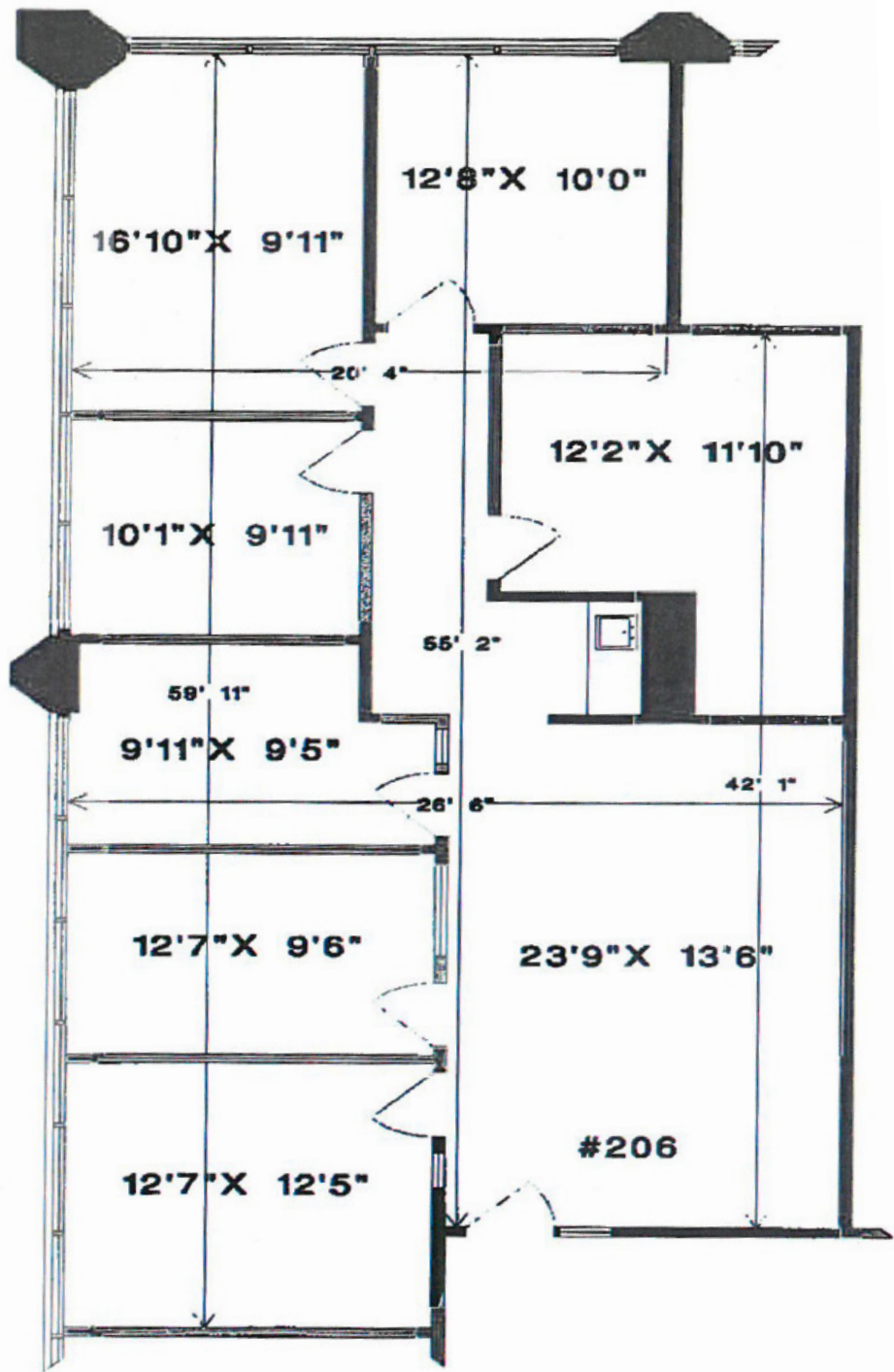
5%



FLOOR PLAN

UNIT A206

1,768 SF



UNITS A101-A102

PROPERTY FEATURES

- Ground floor units with exposure
- Private entrance
- Street front signage opportunity
- Large surface parking area ideal for customers
- 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

*A101 4,009 SF
*A102 3,800 SF
Combined 7,809 SF

*Building A 17,787 SF - entire freestanding building can be made available

AVAILABLE

Immediately

PARKING RATIO

3 stalls per 1,000 SF

ASKING RENT

\$25.00 PSF

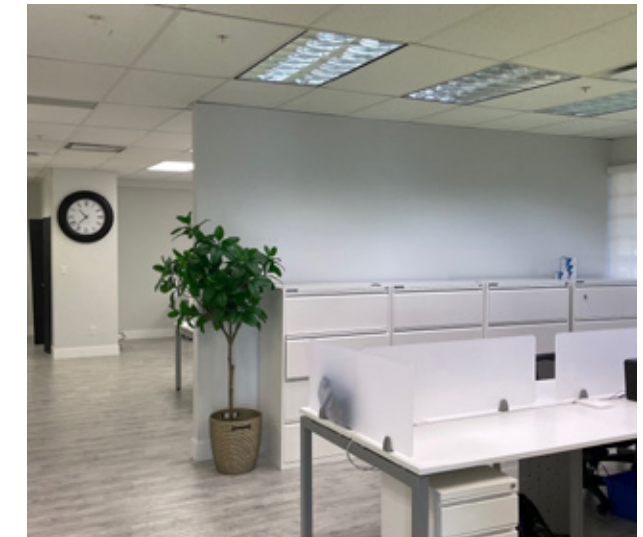
ADDITIONAL RENT

\$13.18 PSF

MANAGEMENT FEE

5%

FOR LEASE | UNITS A101-A102 | BAYTREE CENTRE, 20641 LOGAN AVENUE, LANGLEY B.C.



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.



NICHOLAS WESTLAKE

Personal Real Estate Corporation

Vice President

Commercial Sales & Leasing

604 662 5115

nicholas.westlake@cbre.com

VAIBHAV SETH

Sales Representative

Commercial Sales & Leasing

604 662 5123

vaibhav.seth2@cbre.com

CBRE

CBRE Limited | 1021 West Hastings Street | Suite 2500 | Vancouver, BC

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.