



## OFFICE FOR LEASE

# Willowbrook Business Park

20434 - 64<sup>th</sup> Avenue, Langley

### PROPERTY HIGHLIGHTS

- ACROSS FROM COSTCO IN LANGLEY
- STRATEGICALLY LOCATED ALONG THE HIGH TRAFFIC 64 AVENUE CORRIDOR
- CLOSE PROXIMITY TO 200<sup>th</sup> STREET AND WILLOWBROOK SHOPPING CENTRE
- 24 HOUR / 7 DAYS PER WEEK ACCESS

For more information, 604-510-5555 or [FVCRE.COM](http://FVCRE.COM)

# Willowbrook Business Park

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WILLOWBROOK BUSINESS PARK IS A TWO  
STOREY TILT UP COMMERCIAL BUILDING LOCATED ON 64<sup>th</sup> AVENUE,  
ACROSS FROM COSTCO IN LANGLEY

## LOCATION

This site is located directly across from Costco on 64<sup>th</sup> Avenue and is one block from Walmart, Save-On-Foods and London Drugs to the west. 64<sup>th</sup> Avenue is a major crosstown arterial, which leads west to Surrey and east to Aldergrove. Four blocks to the west is 200<sup>th</sup> Avenue which leads north to the Trans-Canada Highway and the Golden Ears Bridge which connects Langley to Pitt Meadows and Maple Ridge.

Willowbrook is Langley's primary commercial area and attracts shoppers from throughout the Fraser Valley including White Rock, Abbotsford and Surrey.



## AVAILABILITY

### Building 200

Suite: #209, 20434 64<sup>th</sup> Avenue  
Area: 1,208 sq.ft.  
Base Rent: \$23.00 per sq.ft. per annum  
Additional Rent: \$16.14 per sq.ft. per annum

### Building 300

Suite: #318, 6325 - 204<sup>th</sup> Street  
Area: 1,632 sq.ft.  
Base Rent: \$23.00 per sq.ft. per annum  
Additional Rent: \$13.31 per sq.ft. per annum

Suite: #320, 6325 - 204<sup>th</sup> Street  
Area: 2,541 sq.ft.  
Base Rent: \$23.00 per sq.ft. per annum  
Additional Rent: \$13.31 per sq.ft. per annum



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