

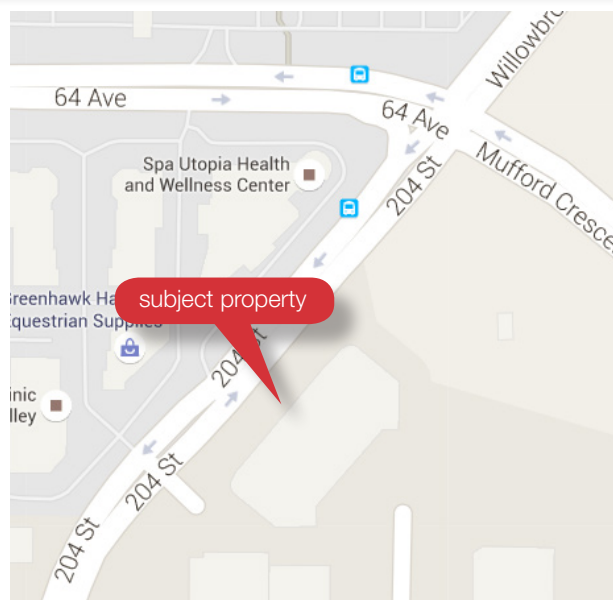


## 6350 204th Street, Unit 204

Langley, British Columbia

### Property Highlights

- Centrally located second floor fully improved office space
- 3,763 sq ft net usable area
- 4,373 sq ft gross area
- Zoned: M11- Business Park
- Ready for occupancy NOW



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<b>Property Location</b>	Centrally located close to Costco, the Langley over pass and the Willowbrook Connector.
<b>Unit Description</b>	The office space is fully improved with reception area, board room, kitchen, private offices, open work area with quality work stations, common washrooms, storage areas etc. Utilities not included.
<b>Zoning</b>	M11 Business Park allows for 100% office use.
<b>Area</b>	Net usable area is <b>3,763 sf</b> . The gross area is <b>4,373 sf</b> . The lease rate is based on the gross rent-able area.
<b>Net Rental Rate</b>	<b>\$16.00</b> per sq ft. \$5,830.67.00 per month + GST
<b>Operating Costs</b>	<b>\$3.75</b> per sq ft. \$1,366.56 per month + GST
<b>Total Gross</b>	<b>\$7,197.23</b> per month + GST
<b>Parking</b>	10 parking stalls
<b>Availability</b>	Now- Vacant
<b>Comments</b>	The current space is vacant ready for occupancy. The space can be a turn-key space with all office furniture included. List to be provided to any interested parties. This space would be excellent for office use and ideal for engineering firm, law firm, school, etc. and general office uses.



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