



## OFFICE FOR LEASE

# Willowbrook Business Park

20434 - 64 Avenue, Langley

### PROPERTY HIGHLIGHTS

- ACROSS FROM COSTCO IN LANGLEY
- STRATEGICALLY LOCATED ALONG THE HIGH TRAFFIC 64 AVENUE CORRIDOR
- CLOSE PROXIMITY TO 200 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

## 20434 - 64 Avenue, Langley

WILLOWBROOK BUSINESS PARK IS A TWO STOREY TILT UP COMMERCIAL BUILDING LOCATED ON 64 AVENUE, ACROSS FROM COSTCO IN LANGLEY"

### LOCATION

This site is located directly across from Costco on 64 Avenue and is one block from Walmart, Save-On-Foods and London Drugs to the west. 64 Avenue is a major cross town arterial, which leads west to Surrey and east to Aldergrove. Four blocks to the west is 200 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 100

Unit: #110  
 Area: 2,795 sq.ft.  
 Base Rent: \$23.00 per sq.ft. per annum  
 Additional Rent: \$8.70 per sq.ft. per annum

Unit: #111  
 Area: 3,480 sq.ft.  
 Base Rent: \$23.00 per sq.ft. per annum  
 Additional Rent: \$8.84 per sq.ft. per annum

Unit: #115  
 Area: 920 sq.ft.  
 Base Rent: \$23.00 per sq.ft. per annum  
 Additional Rent: \$8.84 per sq.ft. per annum

#### Building 400

Unit: #428  
 Area: 2,567 sq.ft.  
 Base Rent: \$20.00 per sq.ft. per annum  
 \*Additional Rent (2021): \$8.70 per sq.ft. per annum



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