

OFFICE SPACE FOR LEASE

## LANGLEY 200 BUSINESS CENTRE

86<sup>TH</sup> AVENUE & 200<sup>TH</sup> STREET, LANGLEY, BC

- High-Profile, A class office & retail complex consisting of three buildings
- Located just off Highway 1 and 200th Street in Langley
- The “Gateway Node” of the Carvolth neighborhood in the Township of Langley
- Excellent on-site and surrounding amenities
- Secure underground & surface parking available

8700 200<sup>TH</sup> STREET



8661 201<sup>ST</sup> STREET



8621 201<sup>ST</sup> STREET







## 8700 200<sup>TH</sup> STREET

### AVAILABLE UNITS

**Suite 200** 13,353 sf Available immediately.

### ADDITIONAL RENT (2024)

\$17.33psf, per annum

## 8661 201<sup>ST</sup> STREET

### AVAILABLE UNITS

**Suite 320** 1,697 sf Available March 1, 2024. Improved with two offices, boardroom, kitchen, and open plan. North views.

**Suite 400** 8,368 sf Available. Improved with reception, 14 window offices, open workstation areas, meeting rooms and lunch room.

### ADDITIONAL RENT (2024)

\$16.85 psf, per annum

## 8621 201<sup>ST</sup> STREET

### AVAILABLE UNITS

**Suite 180** 2,348 sf Available July 1, 2024. Ground level with signage. Improved with four offices, open area, kitchen and reception area.

**Suite 200** 6,001 sf Available with 60 days notice Fully improved with a mix of offices and open area, boardroom, kitchen and reception.

### ADDITIONAL RENT (2024)

\$18.04 psf, per annum



## BUILDING DESIGN & FEATURES



### LARGE FLOOR PLATES

Allows for efficient space planning



### FLEXIBLE FLOOR PLATE DESIGN

Suitable from both single & multi-tenanted floors



### WIDE COLUMN SPACING

Allows for efficient space planning



### AMPLE GLAZING

Maximizing natural light



### LOW E GLASS

Controls temperature exchange



### FLEXIBLE HVAC SYSTEMS

Allows for direct, digital control over individual zones



### PREMIER FINISHING

Well appointed lobbies & common areas to complement top-tier office buildings



### EXCELLENT EXPOSURE

Allows for prominent business signage

## COMPLEX FEATURES & AMENITIES



### SHARED BOARDROOM



### SECURE ELECTRONIC KEY SYSTEM



### TENANT FITNESS ROOM



### SECURE BIKE STORAGE



### PARKING

Underground - \$75.00 per stall, per month  
Surface Parking - currently free of charge



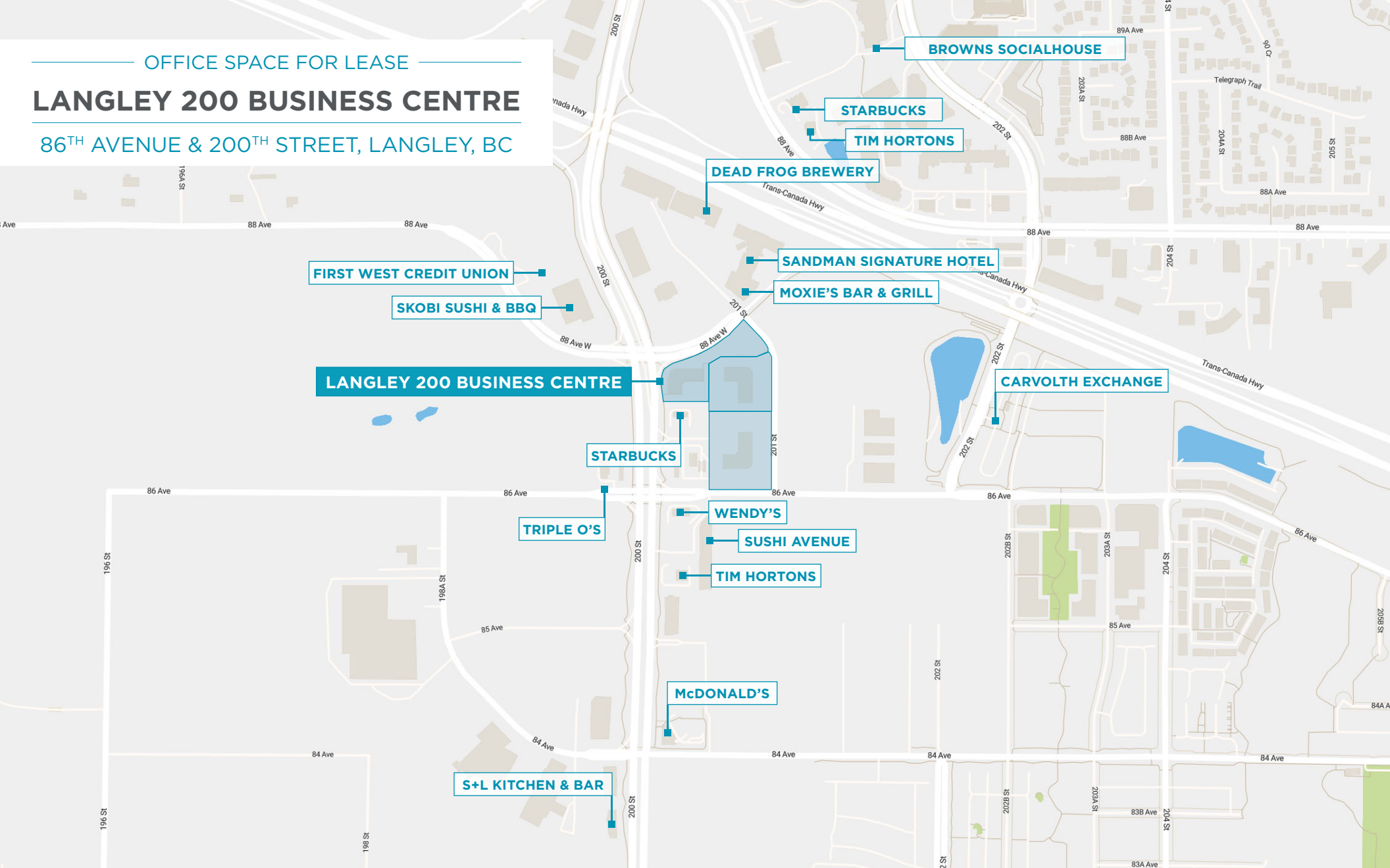
# MITCHELL GROUP

Mitchell Group maintains a diverse portfolio of industrial, commercial, office, and residential development projects with a focus on quality construction in every project they undertake. Current real estate projects will total more than one million square feet upon completion. With substantial land holdings for future development in the Fraser Valley, Mitchell Group is one of the prominent developers in the area.

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