

Office Space for Lease

# 6350-203<sup>rd</sup> Street

Langley BC

A portion of Canada Bread / Grupo Bimbo Corporate Office

---



**Maureen Mounzer**

Personal Real Estate Corporation  
Associate Vice President, Commercial Properties

604 669 1466

[maureen.mounzer@cbre.com](mailto:maureen.mounzer@cbre.com)



**CBRE**



# The Opportunity

Rare opportunity to lease large format office space in the heart of Willowbrook. Prime location surrounded by shops and services and conveniently located on 64th Avenue, a major transit line connection to the Future SkyTrain. This “Statement” building has excellent street appeal in easily accessible to all the major thoroughfares.

- + Beautiful entrance/reception area
- + Stunning floor to ceiling windows in all of the offices
- + Large shared boardroom/training room available

**Address** - 6350-203rd Street, Langley

**Main Floor** - Total **6,000 SF**

- + **A 6,000 SF** - 19 bright individual offices with side entrance on 64th Avenue
- + **B 8,000 SF - LEASED**  
large open area with 13 prominent offices

**Second Floor** - Approx. **10,000 SF - LEASED**

- + The remainder of Canada Bread’s corporate office
- + Bright open area and 13 window offices

Up to 6,000  
SF of finished  
office space in  
Willowbrook,  
Langley



**Lease Rate**  
TBD



**Taxes & op. Costs**  
TBD



**Parking**  
3 stalls/1000 SF



**Windows**  
Floor to Ceiling



**Availability**  
2024



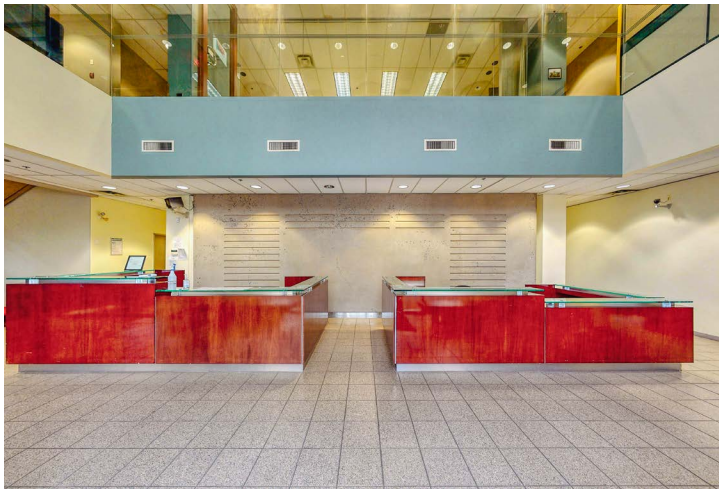
**Use**  
General Office



**Signage**  
Available TBD



**Zoning**  
M11





# Main Floor





# Second Floor



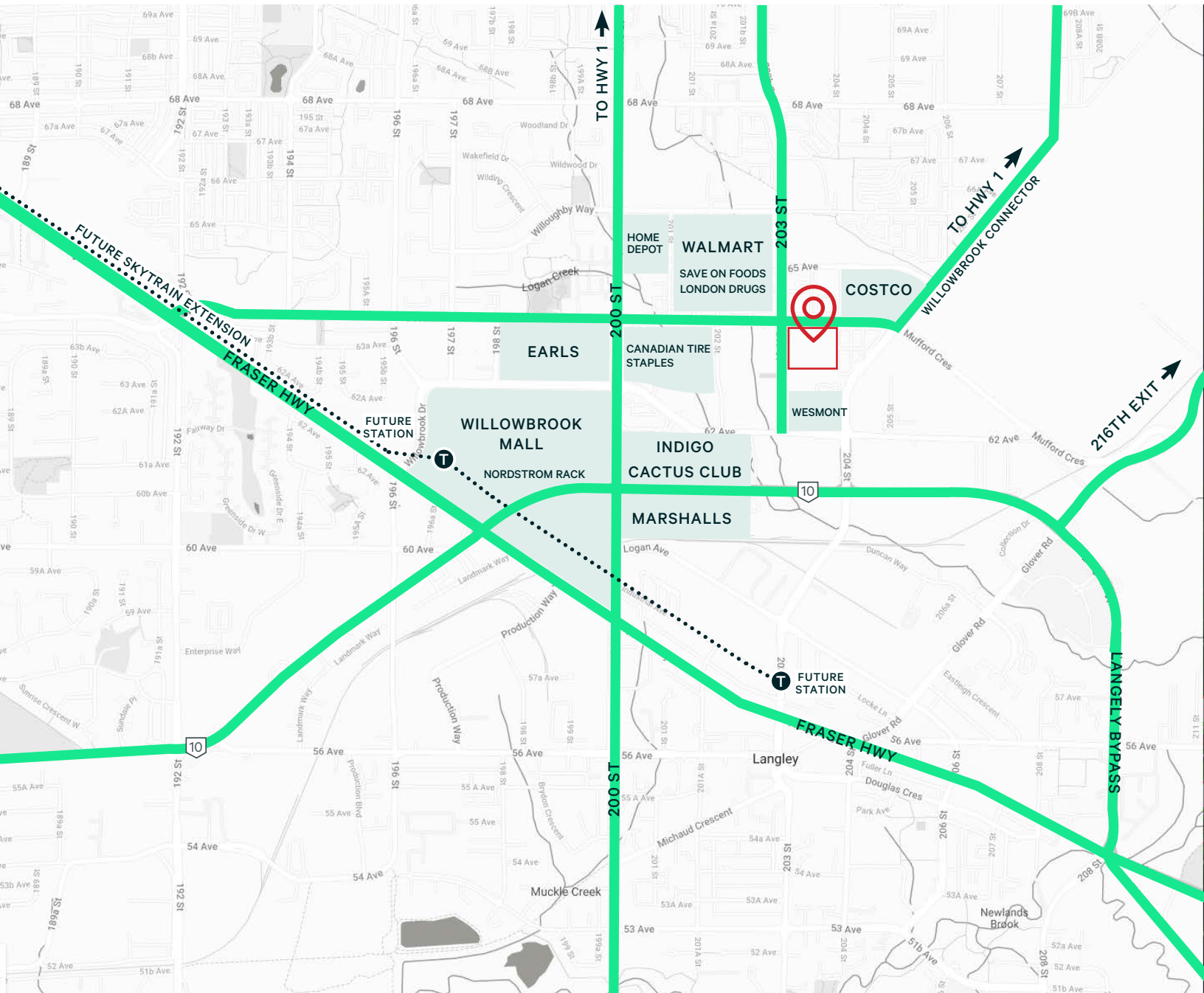
Floor Plan Not to Scale





# Office | For Lease

6350-203<sup>rd</sup> Street | Langley, BC



## Contact Agents

**Maureen Mounzer**

Personal Real Estate Corporation

Associate Vice President

Commercial Sales & Leasing

+1 604 669 1466

maureen.mounzer@cbre.com

# CBRE

CBRE Limited | 1021 West Hastings Street #2500, Vancouver, BC [www.cbre.ca](http://www.cbre.ca)

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](mailto:canadamapping@cbre.com); DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.