

14,465 SF

#100 - 9110 196A Street | Langley, BC

FOR LEASE

- ▶ Built out offices (8,937 SF) and large warehouse (5,528 SF) with 22' ceiling clearance and two grade level doors
- ▶ Located Port Kells / Northwest Langley with easy access to 200th Street and Highway 1



VALLEY COMMERCIAL TEAM

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#100 - 9110 196A Street

Langley, BC

Property Details

Description:

Warehouse/Office located in Northwest Langley/Port Kells with easy access to 200th Street and Highway 1. Built out offices (totalling 8,937 SF) with existing furniture. Includes two storey offices with large reception, boardrooms, windowed offices, multiple washrooms with showers, two kitchenettes. 10 offices on the main floor and 12 upper floor offices. Large warehouse with 22 foot ceiling clearance and two grade level doors. M-2 zoning allows for a wide variety of office, industrial and service commercial uses. Great central location for a head office!

Available Area:

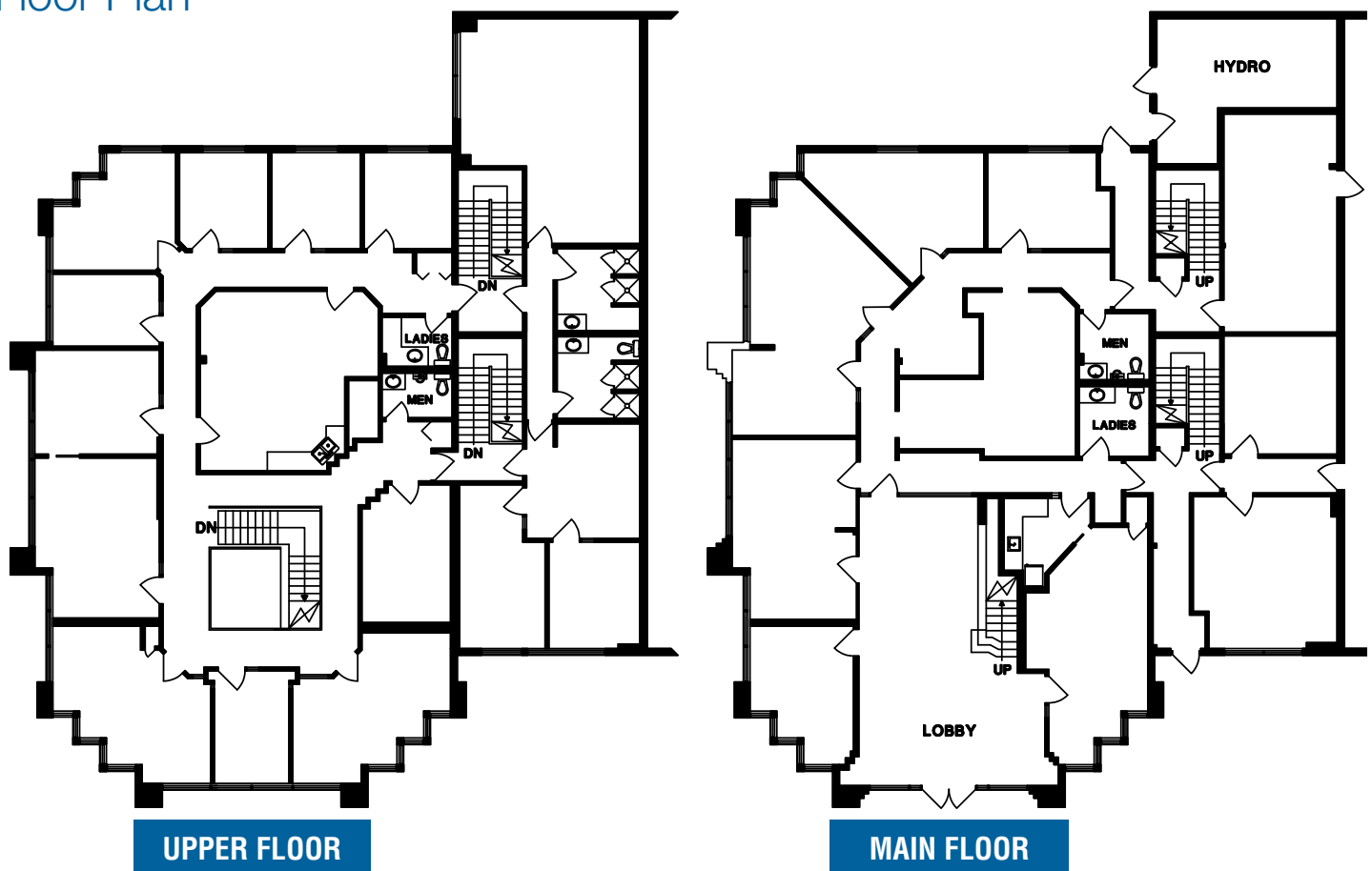
Ground Floor Office	4,371 SF
Upper Floor Office	4,566 SF
Warehouse	5,528 SF
Total	14,465 SF

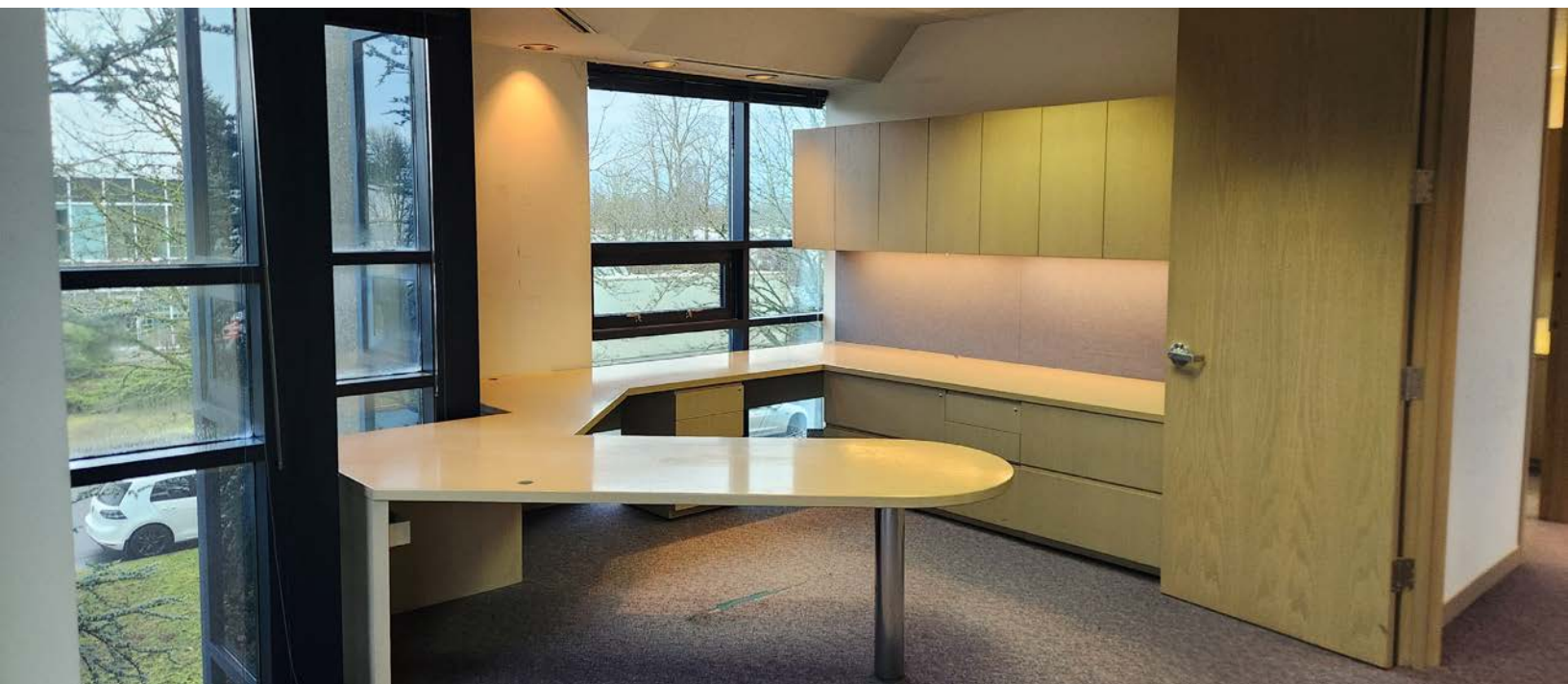
Basic Lease Rate:	\$22.00/SF	\$26,519.17 per month + GST
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Additional Rent:	\$9.70/SF	\$11,692.54 per month + GST
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Total:	\$31.70/SF	\$38,211.71 per month + GST
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Floor Plan







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