



OFFICE FOR LEASE

Willowbrook Business Park

20434 - 64th Avenue, Langley

PROPERTY HIGHLIGHTS

- ACROSS FROM COSTCO IN LANGLEY
- STRATEGICALLY LOCATED ALONG THE HIGH TRAFFIC 64 AVENUE CORRIDOR
- CLOSE PROXIMITY TO 200th STREET AND WILLOWBROOK SHOPPING CENTRE
- 24 HOUR / 7 DAYS PER WEEK ACCESS

For more information, 604-510-5555 or FVCRE.COM

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

LOCATION

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

Suite: #209, 20434 64th Avenue
Area: 1,208 sq.ft.
Base Rent: \$23.00 per sq.ft. per annum
Additional Rent: \$16.14 per sq.ft. per annum

Building 300

Suite: #318, 6325 - 204th Street
Area: 1,632 sq.ft.
Base Rent: \$23.00 per sq.ft. per annum
Additional Rent: \$13.31 per sq.ft. per annum

Suite: #320, 6325 - 204th Street
Area: 2,541 sq.ft.
Base Rent: \$23.00 per sq.ft. per annum
Additional Rent: \$13.31 per sq.ft. per annum



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COMMERCIAL

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