

### Gary Niesner\*

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# 20385 64th Avenue, Langley, BC

## **Property Details**

Office space available on 64th Avenue next to the Langley Costco! Located near the retail core of Langley with 166 parking stalls available. Easy access to amenities, highways and transit. Landlord improvement inducements available for those units requiring a build out. M-11 zoning supports most business park uses. Existing tenants include medical, pharmacy, accounting, legal, financial services, dance studio and religious.

Basic Rent:	\$23.00 - \$30.00/SF
Additional Rate:	\$12.50/SF
Availability:	Immediate

# Main Floor Availability

Unit #	Usable SF	Monthly Total + GST
160	3,188 SF	\$11,290.83

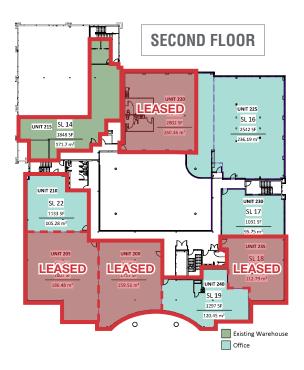
## Second Floor Availability

Unit #	Usable SF	Monthly Tot + GST	al
200	1,717 OF	\$5,079.46	LEASED
205	2,007 SF	\$5,537.38	LEASED
210	1,133 SF	\$3,351.79	
205	1,214 SF	\$9,799.75	LEASED
240	1,297 SF	\$3,836.95	
215	1,848 SF	\$5,467.35	
-220	2,030 SF	\$0,005.42	LEASED

# Third Floor Availability

Unit #	Usable SF	Monthly Total + GST	
-000	1 5 10 05	<u> </u>	ASED
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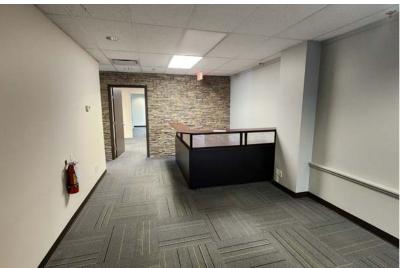
























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