Office Space for Lease

6350-203rd Street

Langley BC

A portion of Canada Bread / Group Bimbo Corporate Office



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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



Taxes & op. Costs TBD

∠ P [___] Parking 3 stalls/1000 SF Signage Available TBD

Availability

General Office

2024

Use

Windows Floor to Ceiling



 $\tilde{\mathbf{x}}_{\mathbf{y}}^{\mathbf{y}}$

OSTCO



Office | For Lease



Floor Plan Not to Scale





Office | For Lease





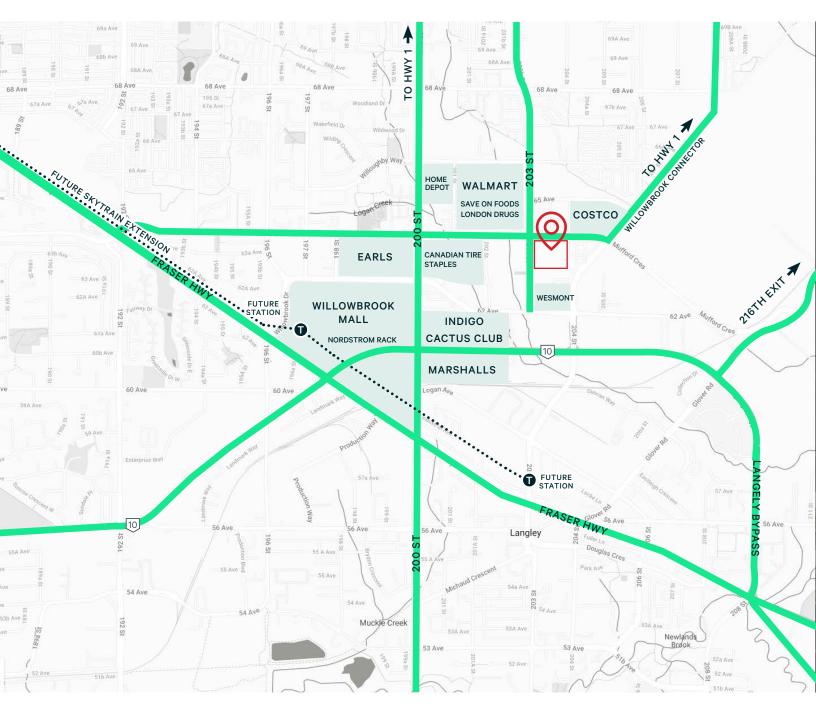
Floor Plan Not to Scale



Office | For Lease



Office | For Lease 6350-203rd Street | Langley, BC



Contact Agents

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