

**AVISON
YOUNG**

For Lease

200 - 20486 64th Avenue
Langley, BC



Opportunity to lease 1,100 sf – 13,500 sf
of office space centrally located in Langley

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**Personal Real Estate Corporation*











Opportunity

Avison Young is pleased to present the opportunity to lease 1,100 sf – 13,500 sf of second-floor office space within a well-maintained two-story office building. Strategically situated on the corner of 64th Avenue and 204th Street, the property has excellent corner-style exposure and provides great signage and branding opportunity.







Location

This property is located on the highly exposed north-east corner of 64th Avenue and 204th Street, in the busy Willowbrook Commercial Core. The location provides easy access to Fraser Highway, Highway 1, 10, 15 and 99, and is only a 3-minute drive from the recently announced SkyTrain Expo Line into Langley's City Centre. This site offers unmatched access to transit and is located in an amenity rich location surrounded by Costco, Walmart, London Drugs and Willowbrook Shopping Centre.

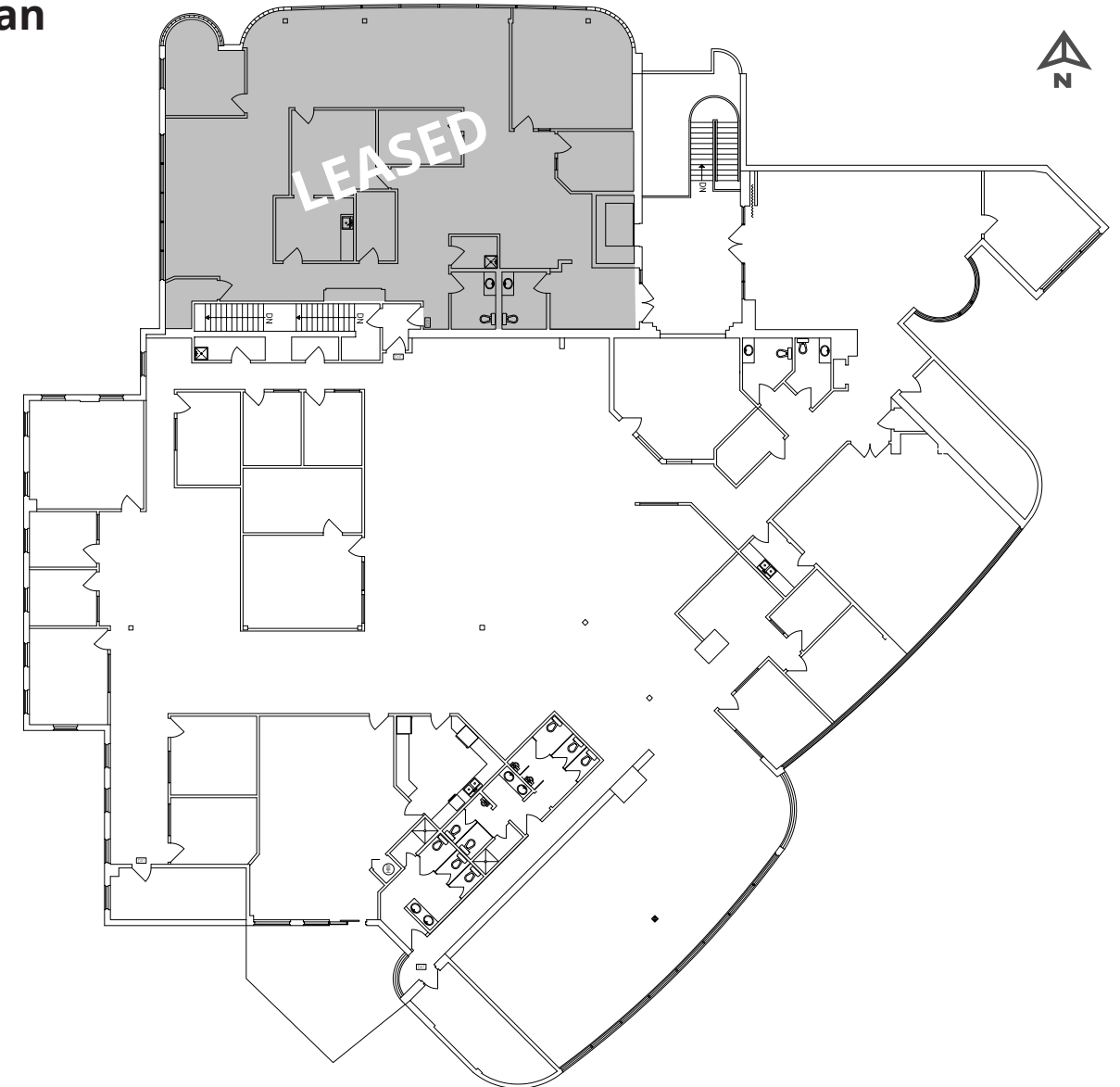
Building features

-  Fob entry
-  Elevator access
-  HVAC throughout and heating and cooling controls
-  Sprinklered
-  Alarmed
-  Ample parking
-  Pylon signage available
-  Professionally managed and maintained

Suite features

-  Large second floor corner unit
-  Professionally finished office space with enclosed offices, open areas, reception, and outdoor deck
-  Move-in ready
-  Abundance of natural light
-  Kitchenette
-  Full washrooms with showers

Floorplan



**Current layout can be modified by the Landlord to suit*

Property details

AVAILABLE AREA

1,100 sf – 13,500 sf

RENTAL RATE

Please contact listing agents

ESTIMATED OPERATING COSTS (2024)

\$6.83* psf
*plus 5% management fee

AVAILABILITY

Immediately

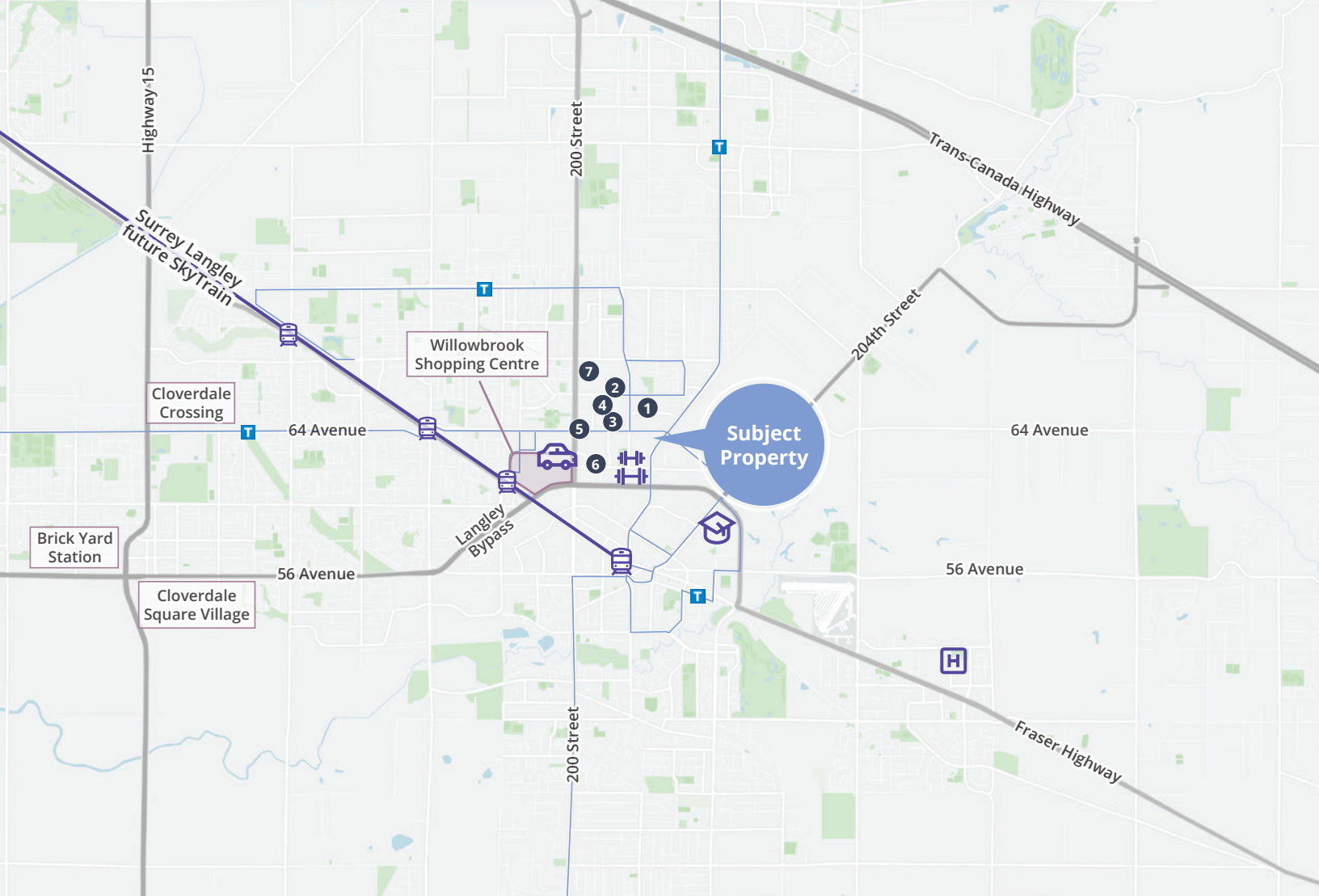
ZONING

M-11 (Industrial/Business Park) zoning allows for a wide range of uses, including:

- Business offices
- Institutional uses
- Medical clinics
- Light industrial uses

**Please contact listing team for full details on permitted zoning*





- 01- Costco
- 02- Walmart
- 03- Save-On-Foods
- 04- London Drugs
- 05- Canadian Tire
- 06- PetSmart
- 07- Home Depot



Transit routes

- 595** - Maple Meadows Station/ Langley Centre
- 395** - Langley Centre/King George Station
- 531** - White Rock Centre/Willowbrook



Future SkyTrain Stations



ICBC Driver Licensing



Langley Memorial Hospital



Club16 Trevor Linden Fitness Langley



Kwantlen Polytechnic University



Drive times

Port Kells	10 minutes
US Border	20 minutes
Maple Ridge	25 minutes
Surrey	25 minutes
Downtown Vancouver	40 minutes
YVR	45 minutes

Contact for more information

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