

2,303 SF  
All Main Floor



#101 - 5641 200<sup>th</sup> Street, Langley, BC

### Features

- ▶ Built in 2023
- ▶ Concrete tilt-up construction with generous glazing
- ▶ Windows on three sides
- ▶ No mezzanine, all main floor space
- ▶ Four stalls plus visitor parking
- ▶ LED light features
- ▶ ESFR sprinklers
- ▶ Signage on 200<sup>th</sup> Street
- ▶ Grade level electric loading door
- ▶ Highest exposure unit on busy 200<sup>th</sup> Street

**Brian Mackenzie**

Vice President  
604 691 6618  
bmackenzie@naicommercial.ca

**NAI Commercial**

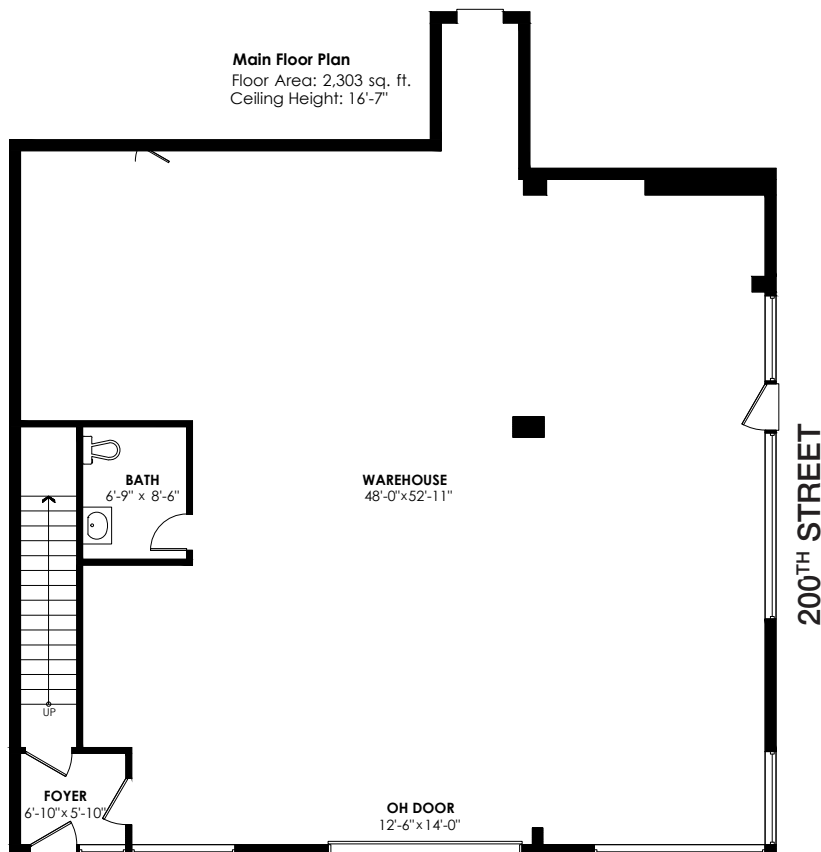
1075 W Georgia St, Suite 1300  
Vancouver, BC V6E 3C9  
+1 604 683 7535  
[naicommercial.ca](http://naicommercial.ca)

## #101 - 5641 200<sup>th</sup> Street Langley, BC

### Opportunity

We are pleased to present the opportunity to lease a brand-new, 2,303 SF main floor office warehouse unit within the recently completed Link 200 project in the heart of Langley City. The unit features a modern exterior design, and ample natural light from generous glazing. This property is located on the highly exposed north east corner of 56<sup>th</sup> Avenue and 200<sup>th</sup> Street in Langley City.

### Floor Plan



### Property Details

#### Civic Address

101-5641 200<sup>th</sup> Street  
Langley, BC V3A 1M7

#### Unit Size

2,303 SF facing 200<sup>th</sup> Street

#### Zoning

I1 (Light Industrial)

#### Net Rent

\$25.00/SF per annum

#### Operating Costs & Property Taxes (2025 est.)

\$10.74/SF per annum

#### Parking

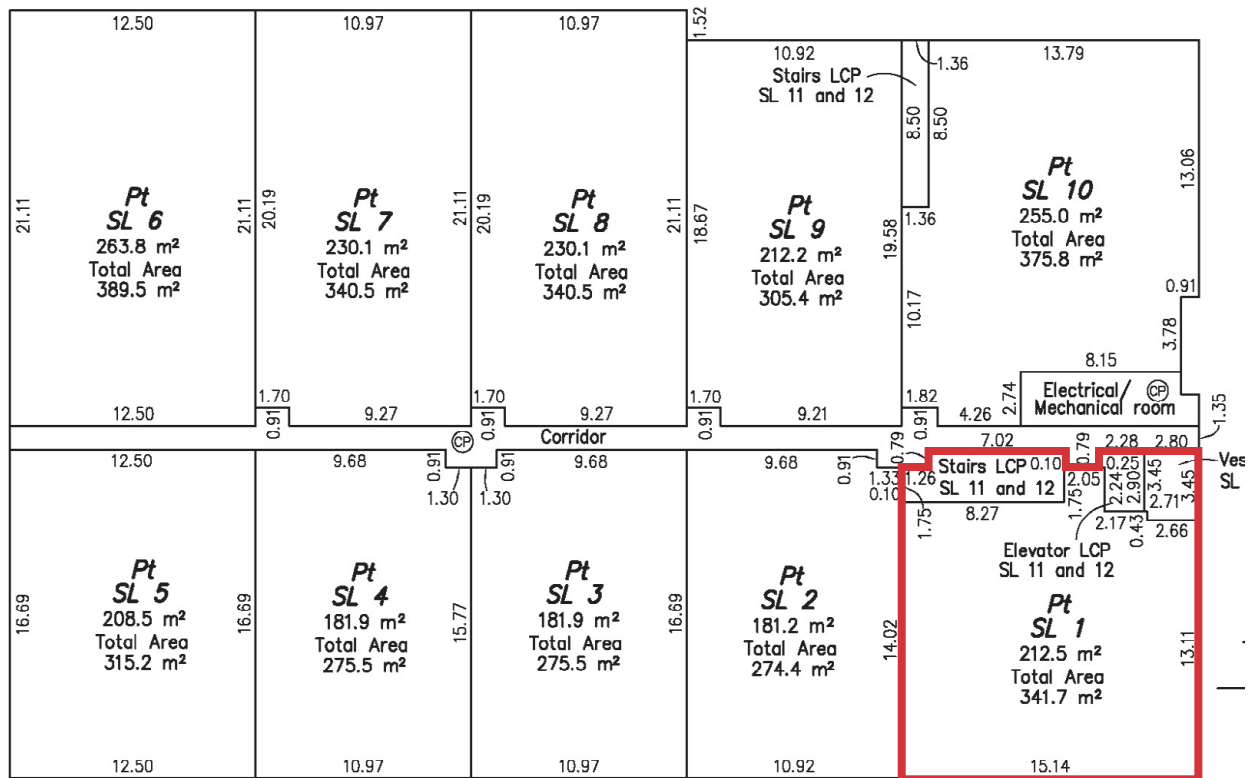
Four reserved stalls + visitor parking

#### Year Built

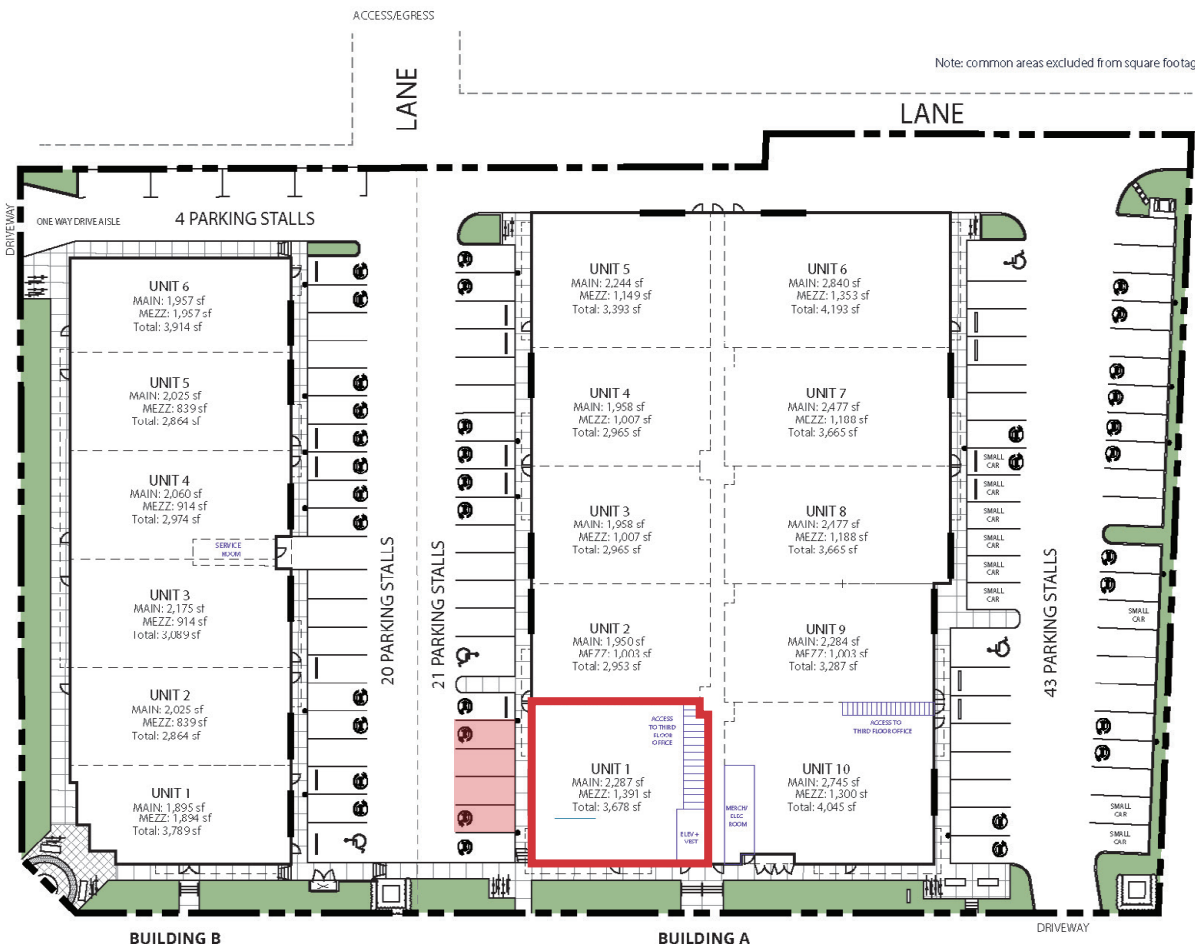
2023

#### Availability

Immediate



56 AVENUE



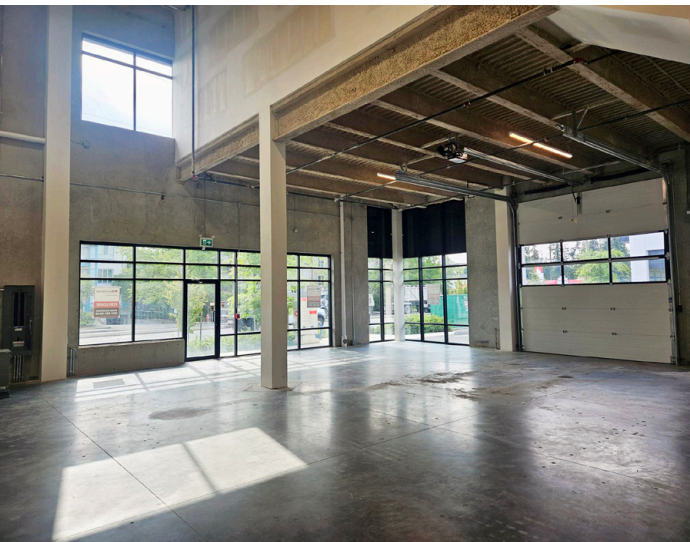
BUILDING B

BUILDING A

DRIVEWAY

Note: common areas excluded from square footage.





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