

# FOR LEASE

1,888 SF  
Office Space



## 32423 Lougheed Highway, Unit #201 Mission, BC

Royal LePage Commercial is pleased to present Unit 201 at Mission Gateway Plaza. This space offers 1,888 sq. ft. on the second floor of prime office space in the heart of Mission's bustling commercial corridor. Positioned just minutes from Highway 11 and the West Coast Express, the site ensures convenient access for both local and regional customers. Ideal for office, service, or professional uses seeking an established, high-traffic location in a growing community.

**Michael Shilton, CCIM, PREC\***  
**Commercial Real Estate Investment REALTOR®**  
604.897.2363 | [michael@michaelshilton.com](mailto:michael@michaelshilton.com)  
\*Michael Shilton Personal Real Estate Corporation

**Royal LePage Wolstencroft Realty, Brokerage**  
#135 - 19664 64 Avenue, Langley, BC  
Independendeln Owned & Operated

# PROPERTY

Professionally Designed Space



# PROPERTY OVERVIEW



Ideal for office, service, or professional uses seeking an established, high-traffic location in a growing community.

Located in a high-visibility strip centre with ample surface parking, this second-floor unit benefits from strong traffic counts and proximity to major retailers and amenities.

The building features reinforced concrete construction, tenant-controlled HVAC, and prominent signage opportunities.

**ZONING:**  
• CH-2

**YEAR BUILT**  
• 1997

**STRATA FEE**      **ANNUAL TAXES**  
• Included in Gross Rent

## LEGAL DESCRIPTION

• STRATA LOT 1 SECTION 20  
TOWNSHIP 17 NEW WESTMINSTER  
DISTRICT STRATA PLAN LMS2861  
TOGETHER WITH AN INTEREST IN  
THE COMMON PROPERTY IN  
PROPORTION TO THE UNIT  
ENTITLEMENT OF THE STRATA LOT  
AS SHOWN ON FORM V

## PARKING

• Ample

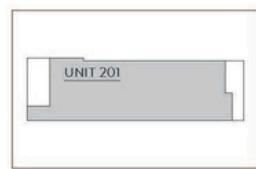
## ASKING PRICE (NNN)

- Basic Rent: \$7.49/SF/YR (NNN)
- Additional Rent: Yr1 Est.: \$16.08/SF/YR
- Ideal Term: 36 months +



# PROPERTY

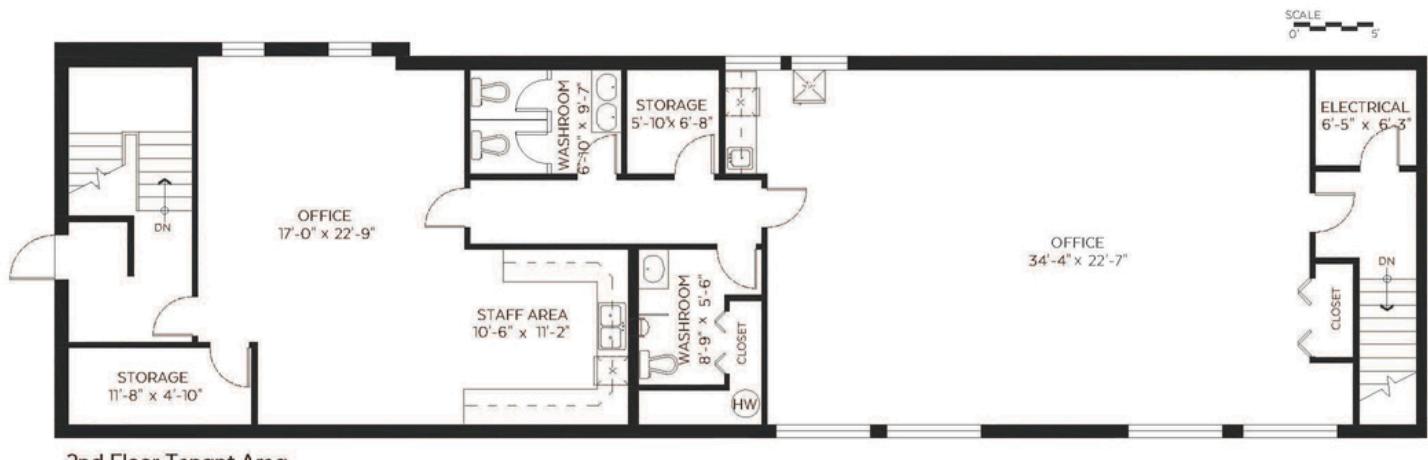
## Floor Layout



32423 Lougheed Highway Mission, B.C.

#201:
Second Floor Total:

Rentable Area
1,888 sq.ft.
1,888 sq.ft.



Measured on: June 11, 2020

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NORTH

# DEMOGRAPHICS

Mission, BC



## What's in My Community?

Places that make your life richer and community better

32423 Lougheed Hwy, Mission, British Columbia, V2V 7B8  
0 - 5 minutes



## Target Market Profile Report

32423 Lougheed Hwy, Mission, British Columbia, V2V 7B8

Drive time band of 5 - 10 minutes

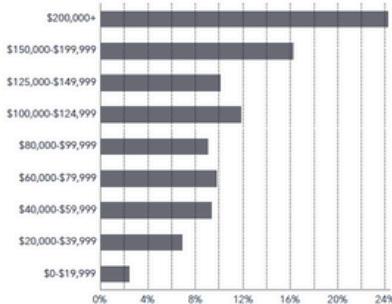
### Key Facts

	21,524		CA\$126,425		39.0
Total Population		Median Household Income		Median Age	
	6,497		24.6%		
Total Households		Visible Minority			

### PRIZM segments

	Suburban Sports	39.1% of Households	▼
	Family Mode	21.0% of Households	▼
	Kick-Back Country	9.9% of Households	▼

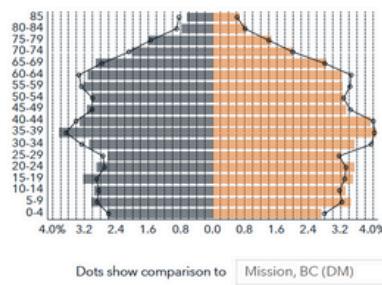
### Household Income



### Population by Age and Sex

The largest group:  
2024 Males 35 to 39 Yrs:  
Percent

The smallest group:  
2024 Females 85 or Older:  
Percent



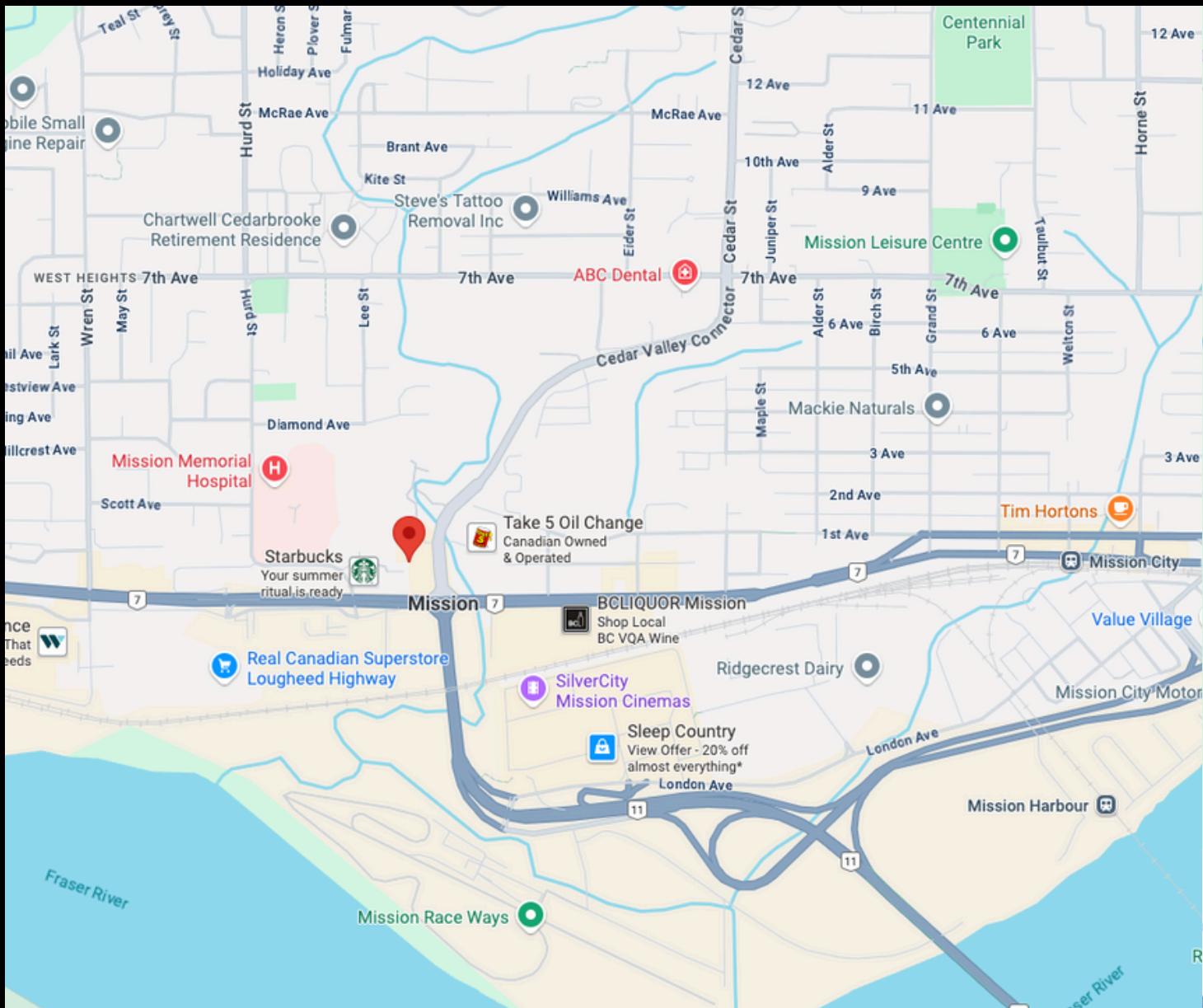
### Household Spending

Description	Total Area Spending	Average Household	Index
Total Household Expenditures	CA\$1,090,395,595	CA\$167,831	129
Clothing	CA\$32,762,314	CA\$5,043	131
Education	CA\$18,386,009	CA\$2,830	152
Food	CA\$125,877,843	CA\$19,375	128
Games of Chance	CA\$12,142,299	CA\$1,869	133
Health Care	CA\$41,187,794	CA\$6,340	107
Household Furnishings and Equipment	CA\$35,149,919	CA\$5,410	131
Household Operations	CA\$48,308,753	CA\$7,436	123
Income Tax	CA\$150,451,676	CA\$23,157	101
Improvements Owned Residence	CA\$26,610,249	CA\$4,096	112
Improvements Alterations Vacation Home	CA\$1,099,374	CA\$169	65
Miscellaneous Household Expenditures	CA\$15,553,689	CA\$2,394	132
Personal Care	CA\$18,419,400	CA\$2,835	115
Pet Expenses	CA\$6,756,811	CA\$1,040	122
Recreation	CA\$43,110,226	CA\$6,635	139
Reading Materials and Other Print	CA\$1,918,521	CA\$295	152
Shelter	CA\$191,035,955	CA\$29,404	139
Tobacco Products, Alcoholic Beverages	CA\$28,292,174	CA\$4,355	114
Current Consumption	CA\$734,556,056	CA\$113,061	130
Financial Transactions	CA\$957,003,462	CA\$147,299	124
Personal Insurance Premiums, Retirement	CA\$51,820,168	CA\$7,976	128
Money, Gifts, Contributions, Support Pay	CA\$20,175,562	CA\$3,105	117
Transportation	CA\$122,411,158	CA\$18,841	128

Source: This infographic contains data provided by Environics (2024).

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# LOCATION MAP



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# Your Relationship with a Real Estate Professional

Real estate professionals have a regulatory requirement to present you with this consumer information before providing services to you.

This information explains the different relationships you can have with a real estate professional to buy, sell or lease property. Before you disclose confidential information to a real estate professional regarding a real estate transaction, you should understand what type of business relationship you have with that individual.

## You can work with a real estate professional in one of the following ways:

### AS A CLIENT

If you are the client of a real estate professional, they work on your behalf. The real estate professional representing you has special legal duties to you, including:

- **Loyalty.** They will act only in your best interests.
- **Full disclosure.** They must tell you everything they know that might influence your decision in a transaction.
- **Avoid conflicts of interest.** They must avoid any situation that would affect their duty to act in your best interests.
- **Confidentiality.** They must not reveal your private information without your permission, even after your relationship ends. That includes:
  - your reasons for buying, selling or leasing
  - your minimum/maximum price
  - any preferred terms and conditions you may want to include in a contract

When you become a client, you may be asked to sign a written agreement setting out your and the real estate professional's responsibilities.

### AS A NON-CLIENT

A real estate professional who is not representing you as a client does not owe you special legal duties:

- **No loyalty.** They may be representing a client with competing interests to yours in a transaction. They must be loyal to their client, not you.
- **No duty of full disclosure.** They do not have a duty to give you all relevant information.
- **No duty to avoid conflicts.** They are not acting in your interests.
- **No confidentiality.** They must share any information you tell them with their clients in a transaction.

As a non-client, a real estate professional may give you only limited services.

Whenever a real estate professional works with you in a real estate transaction, whether you are their client or not, they have a responsibility to act honestly and with reasonable care and skill.

**BC Financial Services Authority** is the legislated regulatory agency that works to ensure real estate professionals have the skills and knowledge to provide you with a high standard of service. All real estate professionals must follow rules that help protect consumers, like you. We're here to help you understand your rights as a real estate consumer.

**Keep this information page for your reference.**

**Did you know buyers have a right to cancel a contract to purchase some types of residential real property in B.C.?**  
**To learn more about the Home Buyer Rescission Period, visit [www.bcfsa.ca](http://www.bcfsa.ca) or talk to your real estate licensee, a lawyer, or a notary.**

## Your Relationship with a Real Estate Professional

### DISCLOSURE OF REPRESENTATION IN TRADING SERVICES

This is a required disclosure form in compliance with sections 54 of the Real Estate Services Rules. Your real estate professional must present the Your Relationship with a Real Estate Professional information page to you along with this disclosure form.

### REAL ESTATE PROFESSIONAL DISCLOSURE DETAILS

I disclose that I am (check one):

representing you as my client  
 **not** representing you as a client

Michael Shilton Personal Real Estate Corporation

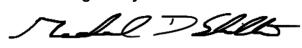
Name

Team name and members, if applicable. The duties of a real estate professional as outlined in this form apply to all team members.

Royal LePage - Wolstencroft Realty

Brokerage

DocuSigned by:



February 1, 2026

Signature Michael Shilton Personal Real Estate Corporation

Date

Notes:

#201 32423 Lougheed Highway Mission BC L6A 4R9

### CONSUMER ACKNOWLEDGMENT:

This is NOT a contract

I acknowledge that I have received the **Your Relationship with a Real Estate Professional** consumer information page and this disclosure form.

Name (optional)

Name (optional)

Initials (optional)

Date

Initials (optional)

Date

A copy of this disclosure is not required to be provided to BC Financial Services Authority unless it is specifically requested.



# Not a Client? Know the Risks

Real estate professionals have a regulatory requirement to present you with this consumer information.

**BC Financial Services Authority** is the legislated regulatory agency that works to ensure real estate professionals have the skills and knowledge to provide you with a high standard of service. All real estate professionals must follow rules that help protect consumers, like you. We're here to help you understand your rights as a real estate consumer.

**Keep this information page for your reference.**

This information from BC Financial Services Authority explains the risks of working with a real estate professional who is already representing a client in the same transaction.

We recommend that you seek independent representation in this real estate transaction.

## BE CAUTIOUS.

The real estate professional who gave you this form is already representing a client in this transaction. They owe a duty of loyalty to that client and must work in that client's best interests. They cannot represent you or work in your interests in this transaction.

**This real estate professional must tell their client any relevant information you share with them.** For example, if disclosed by you, they must share the following information:

- your reasons for buying, selling or leasing
- your minimum/maximum price
- any preferred terms and conditions you may want to include in a contract

Only share information that you are comfortable being disclosed to the other party in this transaction.

**This real estate professional can only provide you very limited services.** Because this real estate professional must be loyal to their client and work in their client's interest, they can only give you limited assistance.

### THEY CANNOT:

- ✗ give you advice on an appropriate price
- ✗ give you advice about any terms and conditions to include in a contract
- ✗ negotiate on your behalf
- ✗ share any of their client's confidential information with you, like:
  - their minimum/maximum price
  - their reason for buying/selling/leasing.
- ✗ protect your confidential information

### THEY CAN:

- ✓ share general information and real estate statistics
- ✓ show a property and provide factual information about the property
- ✓ provide you with standard real estate forms and contracts
- ✓ fill out a standard real estate contract
- ✓ communicate your messages and present your offers to their client

## Not a Client? Know the Risks

### DISCLOSURE OF RISKS TO UNREPRESENTED PARTIES

This is a required disclosure form in compliance with section 55 of the Real Estate Services Rules. A real estate professional must present the Not a Client? Know the Risks information page to you along with this form.

### REAL ESTATE PROFESSIONAL DISCLOSURE DETAILS

I am already representing a client in this transaction and working in only their best interest. I am not representing you or acting on your behalf.

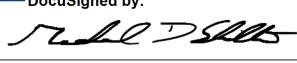
Michael Shilton Personal Real Estate Corporation

Name

Team name and members. The duties of a real estate professional as outlined in this form apply to all team members.

Royal LePage Wolstencroft Realty

Brokerage

DocuSigned by:  
  
D3FC1908AA4D480...

February 1, 2026

Signature

Date

#201 32423 Lougheed Highway

Mission

BC L6A 4R9

Property address

Notes:

### CONSUMER ACKNOWLEDGMENT:

This is NOT a contract

I acknowledge that I have received the **Not a Client? Know the Risks** consumer information page and this disclosure form.

I understand that the real estate professional named above is not representing me as a client or acting on my behalf in this transaction.

Name (optional)

Name (optional)

Initials (optional)

Date

Initials (optional)

Date

A copy of this disclosure is not required to be provided to BC Financial Services Authority unless it is specifically requested.