 **JLL** SEE A BRIGHTER WAY

# For Sublease

Langley 200 Business Centre  
8661 201 Street, Langley  
Suite 340 - 8,270 s.f.

## THE LOCATION

The Langley 200 Business Centre benefits from a prime position at Highway 1 and the 200th Street junction, serving as the “Gateway Node” of the Carvolth neighborhood. The property has exceptional locational advantages, including the nearby park and ride facility, abundant parking on site, and a comprehensive assortment of nearby restaurants, cafes, hotels, and financial services. This has attracted many leading corporations seeking an exceptional amenity offering and business connectivity.

## BUILDING AMENITIES



Fitness Facility



End-of-trip Facilities



Bike Lockers



Common Boardroom



Secure Underground Parking



## SALIENT DETAILS

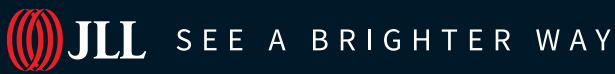
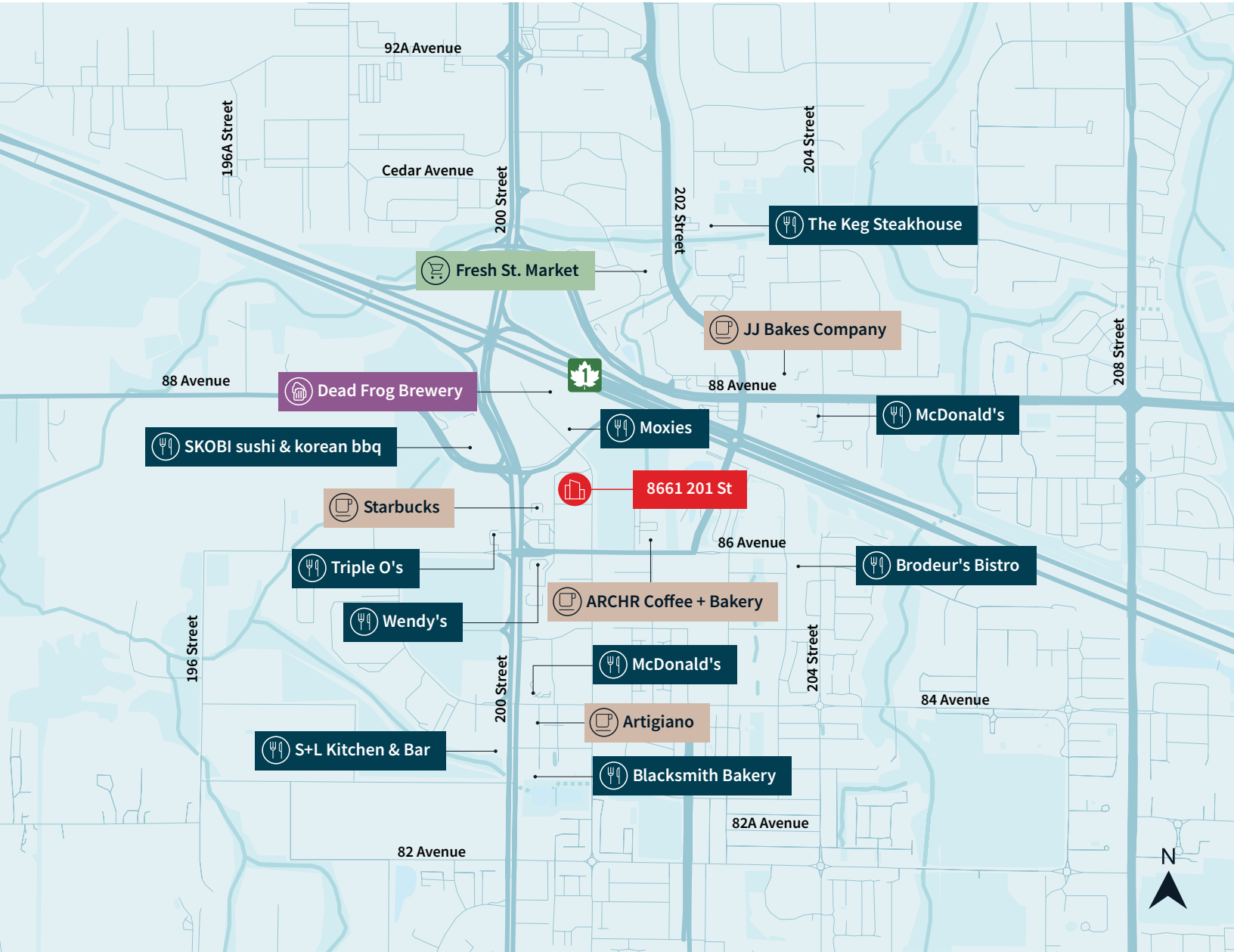
<b>Suite</b>	340	<b>Basic Rent</b>	Contact listing brokers
<b>Size</b>	8,270 s.f.	<b>Additional Rent</b>	\$21.98 (2025)
<b>Availability</b>	30-60 days notice	<b>Parking</b>	Ample parking available
<b>Sublease Expiry</b>	February 27, 2027		

## THE SUITE

The space has high end improvements and features a beautiful client-facing reception and breakout boardroom. Entrance into the back-office area includes an expansive kitchen, open work area, and perimeter offices with floor-to-ceiling glass windows.







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