

4,900 SF Fully Renovated 2nd Floor Office Space Centrally Located in NW Langley

Opportunity to lease 4,900 SF of renovated office space in the soughtafter and central Gloucester Industrial Estates.

- 1 Executive Office with Shower
- ▶ 11 Private Offices + 2 Boardrooms
- Ample Parking on site
- Flexible Entry Options and SecurityFeatures
- 3 Private Washrooms on the Second Level
- Available Immediately
- M-2 Zoning (General Industrial Zone)

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5363 273A Street Langley, BC

Unit Description

The space consists of fully renovated second floor office with 11 private offices, 2 boardrooms, an executive office with shower and a large open work area. Featuring ample glazing and stunning views of Mt. Baker, there is flexibility on entrances, washrooms, and hours of availability/access.

Building Description

The building is highly secure with fob entry throughout the premise and automatic lighting. The previous tenant utilized two entrances to the space including their own private 24-hour entrance and a main entrance including common area lobby, handicap lift access and keyless fob entry.

Location

The property is situated in the heart of Gloucester Industrial Estates, providing convenient access to the Trans-Canada Highway at the 264 Street Interchange as well as Highway 13, Highway 10 and Fraser Highway, all of which are major transportation routes connecting to Metro Vancouver. The Canada/US border is only a 20-minute drive south along Highway 13, which offers quick access to and from the United States via the Lynden-Aldergrove Border Crossing.

Available Area 4,900 SF

Net Lease Rate \$19.75 PSF \$18.50 PSF

Taxes & Operating Costs \$5.00 PSF (2024 est.)

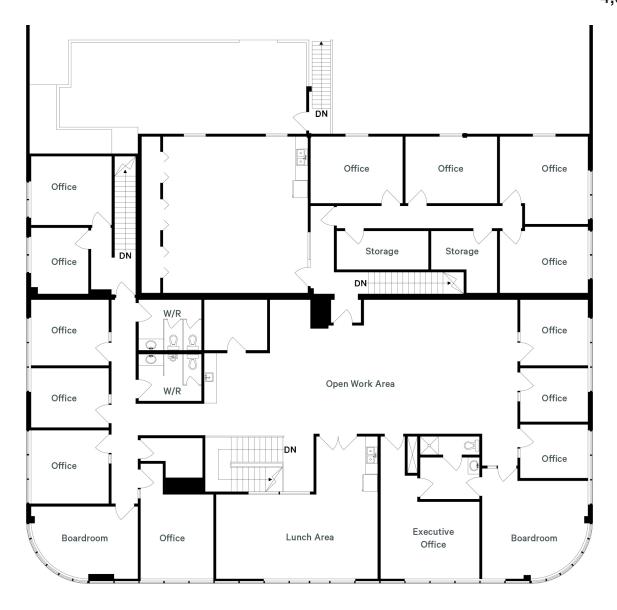
Availability Immediate

Zoning

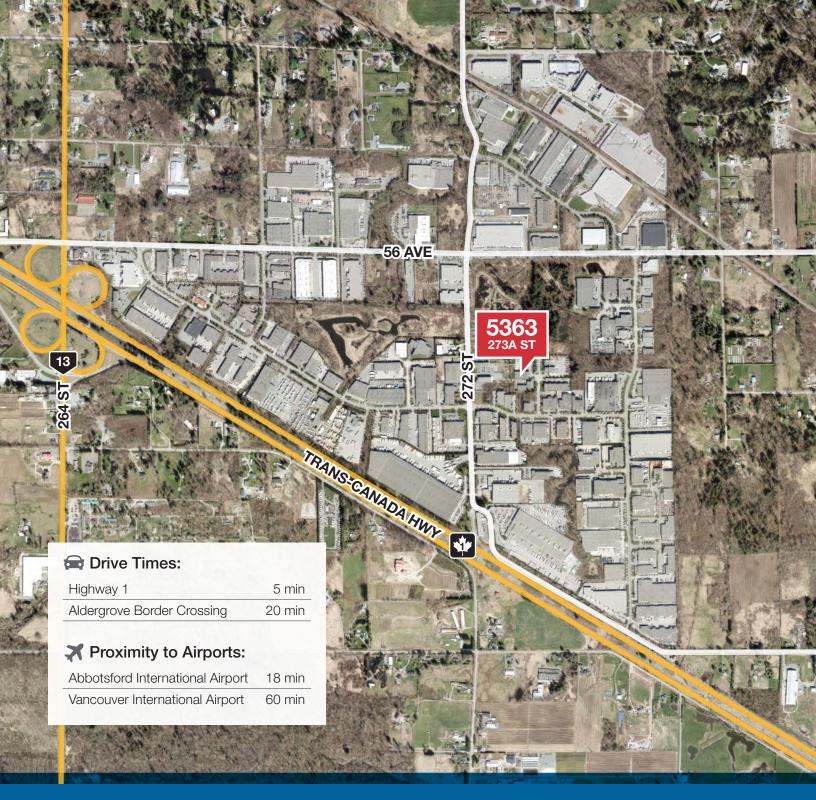
M-2 (General Industrial Zone) allows for a wide range of industrial and service industrial uses, including but not limited to:

- Brewery or distillery
- ➤ Commercial recreation, instruction & entertainment
- Service industrial uses
- Printing & publishing
- ▶ Vehicle body, repair & servicing
- Veterinarian clinic
- Warehousing, wholesaling & storage
- Workshop









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