

1,895 SF  
Second Floor Office



## #101 - 19975 56<sup>th</sup> Avenue, Langley, BC

### Features

- ▶ Built in 2023
- ▶ Concrete tilt-up construction with generous glazing
- ▶ 1,895 SF on the second floor
- ▶ Windows on three sides
- ▶ Concrete mezzanine
- ▶ LED light features
- ▶ ESFR sprinklers
- ▶ Improved office space

**Brian Mackenzie**

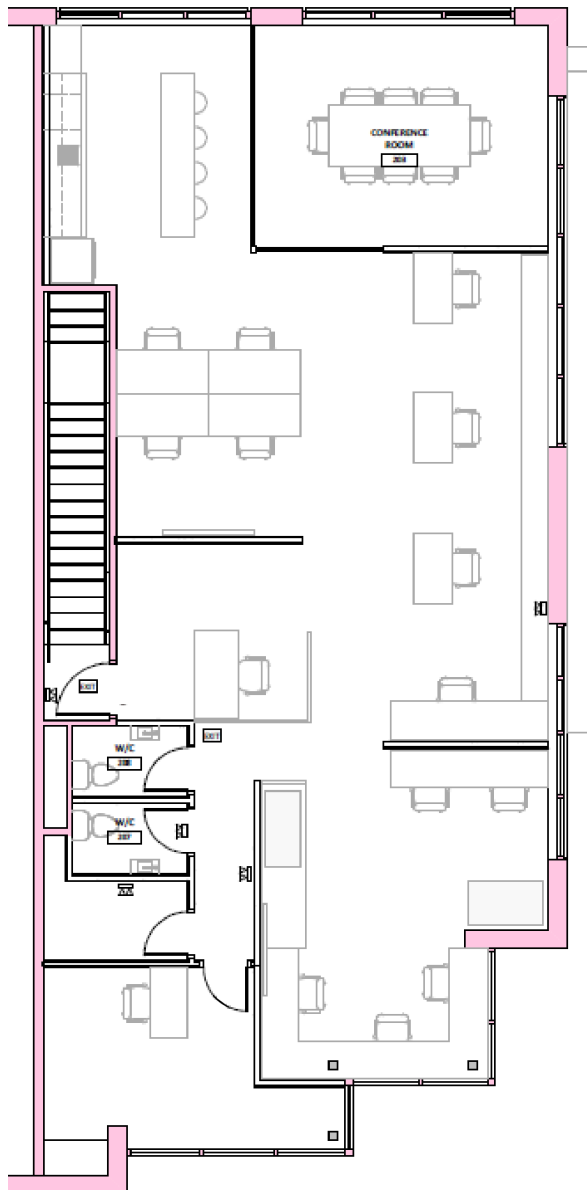
Vice President  
604 691 6618  
bmackenzie@naicommercial.ca

**NAI Commercial**  
1075 W Georgia St, Suite 1300  
Vancouver, BC V6E 3C9  
+1 604 683 7535  
naicommercial.ca

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### Opportunity

We are pleased to present the opportunity to lease a brand-new, 1,895 SF second floor office 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.



## Property Details

### Civic Address

101-19975 56<sup>th</sup> Avenue  
Langley, BC V3A 3Y2

### Unit Size

1,895 SF

### Zoning

I1 (Light Industrial)

### Net Rent

\$24.00/SF per annum

### Operating Costs & Property Taxes (2024 est.)

\$7.00/SF per annum

### Parking

Two reserved stalls

### Year Built

2023

### Availability

December 2024

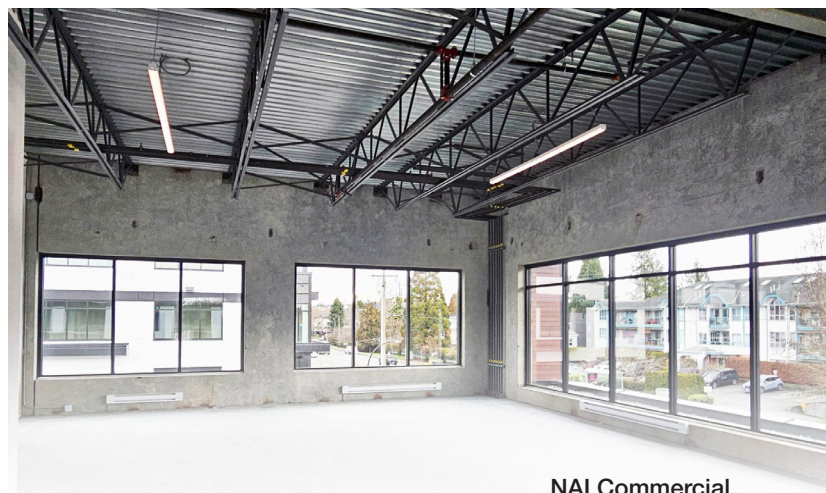
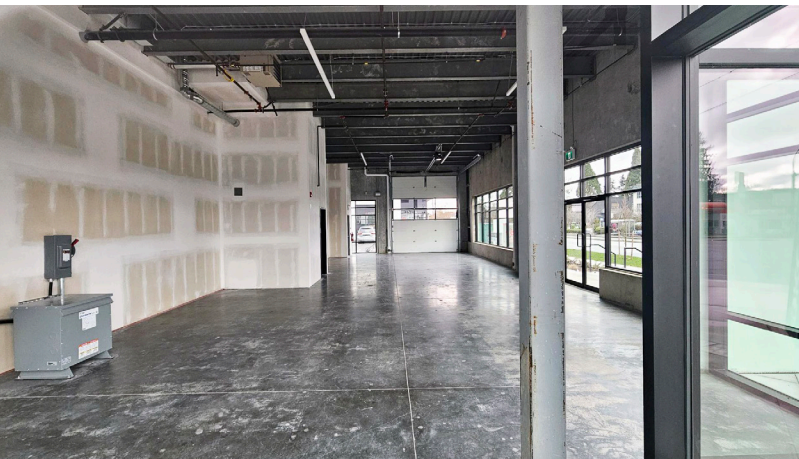
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[bmackenzie@naicommercial.ca](mailto:bmackenzie@naicommercial.ca)





**NAI Commercial**

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