



#208 - 20316 56<sup>th</sup> Avenue, Langley, BC

## FOR LEASE

- ▶ Two-storey, steel & concrete office building with elevator
- ▶ Located in Langley City's downtown core, close to all amenities
- ▶ Fully air conditioned
- ▶ Reserved and visitor parking



**Gary Niesner**

Personal Real Estate Corporation  
Sales, Leasing & Investment Brokerage  
T 604 514 6832 | C 604 833 3656  
garyn@naicommercial.ca

**Angie MacDonald\***

Sales, Leasing & Investment  
604 514 6823  
amacdonald@naicommercial.ca  
\*Personal Real Estate Corporation

NAI Commercial - Langley Ltd.

5718 Glover Road  
Langley, BC V3A 4H8  
+ 1 604 534 7974  
naicommercial.ca

# #208 - 20316 56<sup>th</sup> Avenue

Langley, BC

## Property Summary

<b>Leasable Area:</b>	1,949 SF
<b>Zoning:</b>	C-1
<b>Year Built:</b>	1978
<b>Basic Rent:</b>	\$25.00/SF
<b>Additional Rate:</b>	\$13.53/SF
<b>Availability:</b>	Immediate

## Property Description

Second floor office space (1,949 Sf) located in the heart of downtown Langley City, this professional office suite offers a bright, efficient layout within a well-maintained two-storey building. Includes Reception area, two private windowed offices, boardroom, lunchroom, and open work areas. Elevator-served, fully air-conditioned space with common washrooms. On-site gated parking along with plenty of street parking. C1 Commercial zoning, suitable for a wide range of professional and service-oriented uses. Strong surrounding tenant mix including law offices, social services, accountants, IT, financial services, hair salon and print shop. Walkable location close to City Hall, restaurants, and public transit.





 City Centre Square

Cascades Casino


 value village  
SHOP. REUSE. REIMAGINE.

**SUBJECT PROPERTY**

FRASER HWY

56 AVE

203 ST

 City of Langley Library

DOUGLAS CRES

 Douglas Park

Langley Lawn Bowling Club

**Gary Niesner\***  
Sales, Leasing & Investment  
604 514 6832  
garyn@naicommercial.ca  
\*Personal Real Estate Corporation

**Angie MacDonald\***  
Sales, Leasing & Investment  
604 514 6823  
amacdonald@naicommercial.ca  
\*Personal Real Estate Corporation

**NAI Commercial**

20353 64<sup>th</sup> Avenue, Suite 214  
Langley, BC V2Y 1N5  
+ 1 604 683 7535 | [naicommercial.ca](http://naicommercial.ca)