



#101-102, 4769 222nd Street, Langley, BC

FOR LEASE

- ▶ Main floor office space in the heart of Central Murrayville
- ▶ Three private offices plus open-area cubicle workstations
- ▶ Two washrooms and two separate entrances
- ▶ Extra storage space available in basement (optional)
- ▶ Ample on-site surface parking for staff and visitors
- ▶ Vacant and easy to show



VALLEY COMMERCIAL TEAM

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Property Summary

Size:	1,694 SF (Main Floor)
Zoning:	C-2 Commercial
Year Built:	2005
Basic Rent:	\$29.00/SF
Additional Rate:	\$13.02/SF
Total Monthly Rent:	\$5,931.82 plus GST
Availability:	Immediate

Property Description

Main-floor office suite in the heart of Murrayville, just off Fraser Highway near Langley Memorial Hospital. Ideal for professional, medical, or service-oriented uses seeking walkable, established business district. Three private offices with natural light, two washrooms, dedicated IT/server room and open work area suitable for collaborative or admin functions. Existing cubicles could be incorporated into the deal. Ground-floor exposure with signage opportunity. Ample open surface parking on-site. Existing tenants include Watts Advisors Accountants, CBM Law and the MP office for Tako Van Popta. Murrayville village amenities within walking distance: coffee, pharmacy, restaurants, fitness, and medical clinics.





WC BLAIR
RECREATION CENTRE

FRASER HWY
1A

222 ST

48 AVE

SUBJECT
PROPERTY

- CBM LAWYERS
- DOLLARAMA
- IGA LANGLEY
- TIM HORTON'S
- SUBWAY

- STARBUCKS
- RBC ROYAL BANK
- 7-ELEVEN
- RX PHARMACY
- TD CANADA TRUST
- A&W

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