



Newly Completed Office and Retail Strata FOR SALE

LANGLEY BUSINESS CENTRE

8063 199 Street, Langley B.C.

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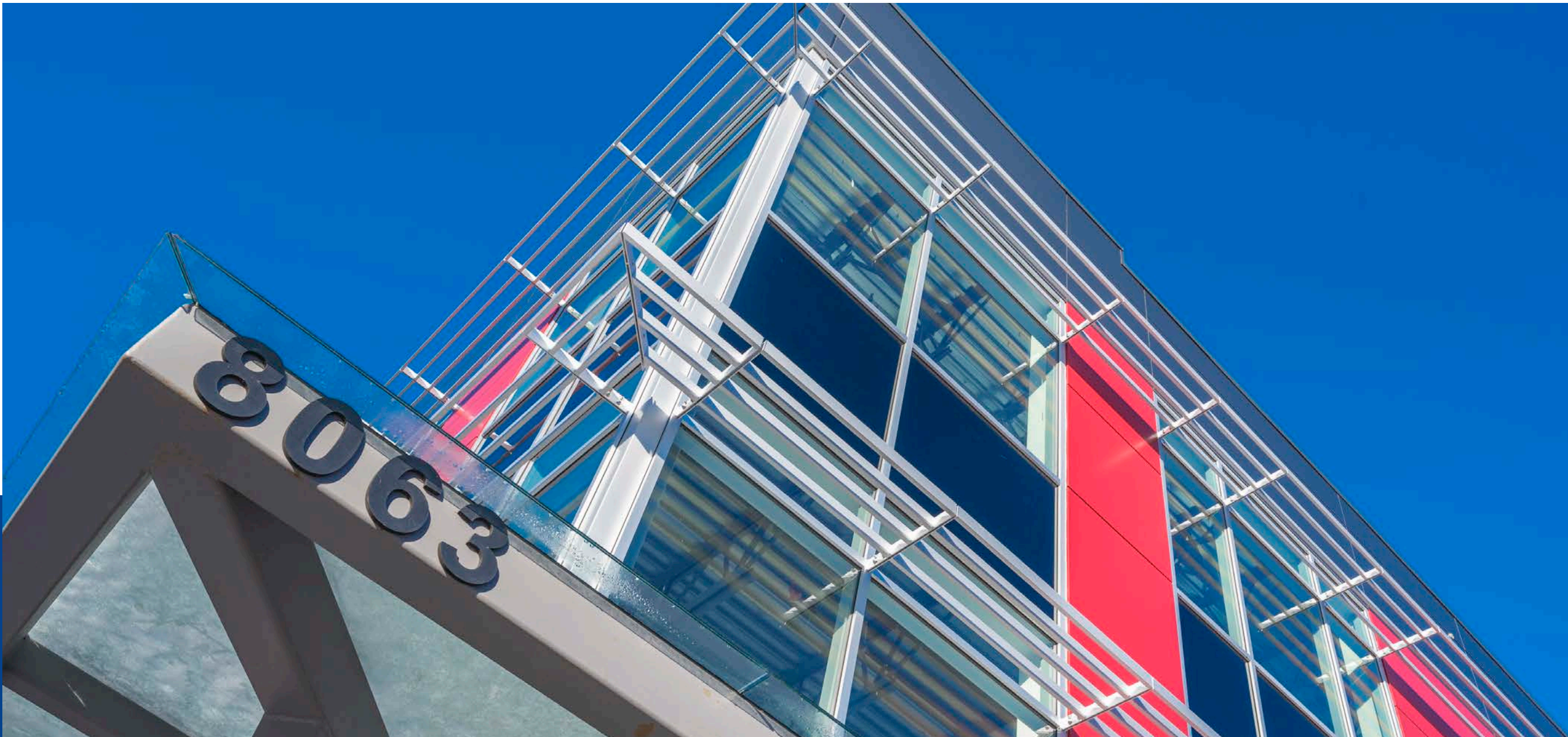
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MODERN ARCHITECTURE + CONVENIENT AMENITIES

The unique opportunity to own new office and retail space in Langley’s vibrant Latimer neighbourhood

Langley Business Centre at 8063 199th Street is a new development in Langley’s vibrant Latimer neighbourhood providing innovative design, superior quality construction, purpose-built office and retail space for your business to thrive. LBC is within close proximity to all municipalities in the Fraser Valley and is located five minutes to Highway 1, Carvolth Transit Exchange and the Golden Ears Bridge.

Langley Business Centre will be constructed in the Langley Tech Campus along 200th Street and offers a unique opportunity for businesses to own space within a Class A office building in one of the region’s most sought-after business communities.



AMENITIES

RESTAURANTS

- 1. S&L Kitchen
- 2. Moxie's
- 3. The Keg Steakhouse
- 4. Sushi Avenue
- 5. Sen Viet Restaurant
- 6. Noma Sushi
- 7. The Mad Italian Pizza
- 8. Side Bar Grill

COFFEE

- 9. Starbucks
- 10. Tim Hortons
- 11. Wired Monk
- 12. Mattu's Coffee
- 13. Artigiano (coming soon)
- 14. Blacksmith Bakery

FITNESS

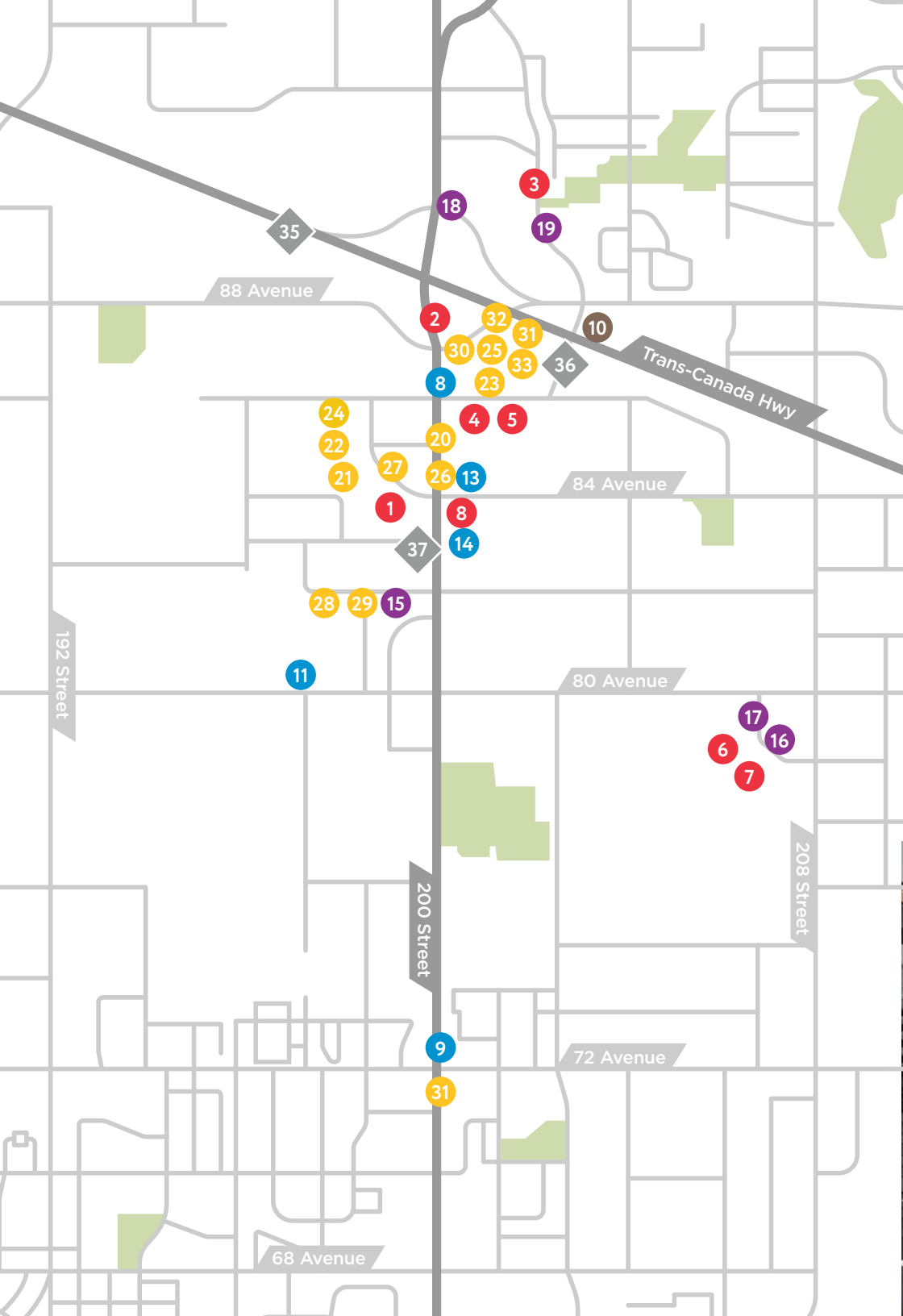
- 15. Gold's Gym
- 16. Oxygen Yoga
- 17. F45 Training
- 18. Anytime Fitness
- 19. 30 Pula

BUSINESSES

- 20. KPMG
- 21. First West Credit Union
- 22. Fraser Health
- 23. Scotiabank
- 24. BCGEU Fraser Valley
- 25. Lindsay Kenney LLP
- 26. Aerotek
- 27. Pharmasave National Office
- 28. Berezan Enterprises
- 29. CLAC Union
- 30. Grant Thornton
- 31. Great West Life
- 32. Regus Offices
- 33. World Financial Group
- 34. TD Bank

TRANSPORTATION

- 35. TransCanada Hwy
- 36. Carvolth Transit Exchange
- 37. 200th Street





KEY FEATURES OF THE BUILDING

- Three-storey office and retail strata building totaling 45,000 SF
- Modern architecture with concrete and steel construction
- 91 underground and 79 surface parking stalls
- Abundant glazing and natural light
- Campus-like setting, surrounded by amenities
- Prominent building signage opportunities
- Common area washrooms on each floor
- Intercom system for afterhours building access
- Underground parking equipped with infrastructure for EV charging stations
- On-site daycare
- Large rectangular floor plates
- Units ranging from 824 SF and up

WHY OWN

5 benefits to owning vs leasing:

- 1 Build Equity**
Build equity by paying down your principal
- 2 Long-Term Value**
Create long-term value for your capital investments by deducting mortgage interest expenses
- 3 Capital Appreciation**
Metro Vancouver Real Estate has out-performed almost any alternative investment vehicle over the past 50 years.
- 4 Control Your Property**
Avoid annual rent escalations, and have a say in your operating expenses and management fees
- 5 Diversify Your Portfolio**
The choice is yours to occupy, lease or sell your property





Accelerating success.

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