

NAI Commercial

**AVAILABLE
IMMEDIATELY**



20385 64th Avenue, Langley, BC

FOR LEASE

- ▶ Office space available on 64th Avenue next to the Langley Costco
- ▶ 1,133 SF to 3,188 SF space on the Main, 2nd and 3rd floors
- ▶ 166 parking stalls available
- ▶ Zoning: M-11 Business Park



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NAI Commercial (Langley) Ltd.

20353 64th Avenue, Suite 214

Langley, BC V2Y 1N5

+ 1 604 683 7535

naicommercial.ca

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Property Details

Office space available on 64th Avenue next to the Langley Costco! Located near the retail core of Langley with 166 parking stalls available. Easy access to amenities, highways and transit. Landlord improvement inducements available for those units requiring a build out. M-11 zoning supports most business park uses. Existing tenants include medical, pharmacy, accounting, legal, financial services, dance studio and religious.

Basic Rent:	\$23.00 – \$30.00/SF
Additional Rate:	\$15/SF
Availability:	Immediate

Main Floor Availability

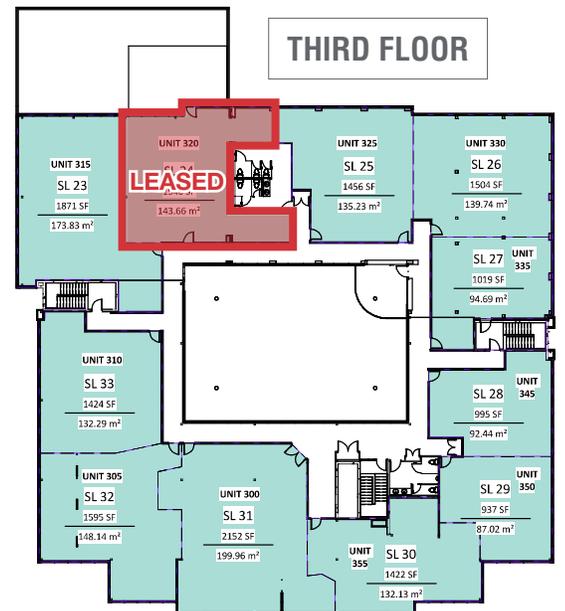
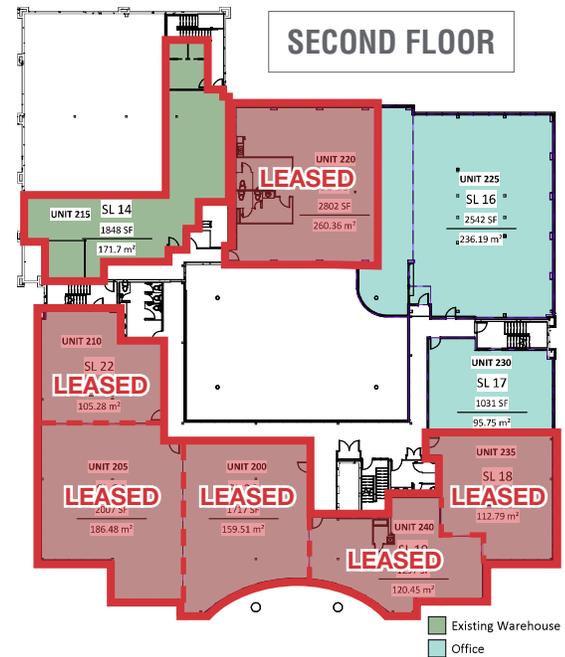
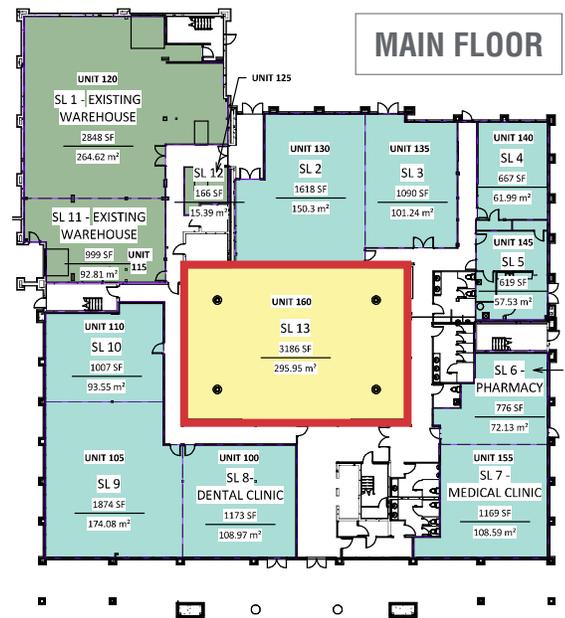
Unit #	Usable SF	Monthly Total + GST
160	3,188 SF	\$11,955.00

Second Floor Availability

Unit #	Usable SF	Monthly Total + GST	Status
200	1,717 SF	\$5,079.46	LEASED
205	2,007 SF	\$5,537.38	LEASED
210	1,133 SF	\$3,351.79	LEASED
235	1,214 SF	\$3,793.75	LEASED
240	1,297 SF	\$3,836.95	LEASED
215	1,848 SF	\$5,852.00	Available
220	2,030 SF	\$6,005.42	LEASED

Third Floor Availability

Unit #	Usable SF	Monthly Total + GST	Status
320	1,540 SF	\$4,831.25	LEASED





SMART CENTRES LANGLEY



- WALMART
- LONDON DRUGS
- HOME DEPOT
- BEST BUY
- SAVE-ON-FOODS
- BCLIQUOR
- CIBC / FATBURGER
- WENDY'S / MCDONALD'S
- POPEYES / PITA PIT

20385
64 AVE

COSTCO
WHOLESALE

CANADIAN TIRE / STAPLES

RIOCAN LANGLEY CENTRE

- STARBUCKS
- LEON'S FURNITURE
- INDIGO
- PETSMART
- BROWNS SOCIALHOUSE
- MILESTONES

- CACTUS CLUB
- OLIVE GARDEN
- TRIPLE O'S
- MONTANA'S BBQ
- FIRECRUST PIZZA
- NANDO'S PERI-PERI

- DAVID'S BRIDAL
- RW&CO
- MARK'S SHOES
- MARSHALLS & HOMESENSE
- GOLF TOWN
- RONA

64 AVE 10

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