



BAYTREE CENTRE

20621 & 20641 LOGAN AVENUE
LANGLEY, B.C.

Future Langley Centre
Skytrain Station



Langley Centre
Bus Loop

LOGAN AVENUE

56TH AVENUE

BUILDING C

BUILDING A

BUILDING B

VARIOUS LEASING OPPORTUNITIES

OFFICE UNITS AVAILABLE FOR LEASE IN LANGLEY CITY CENTRE WITHIN CLOSE PROXIMITY TO THE APPROVED EXPO LINE SKYTRAIN EXTENSION



UNITS A101-A102

PROPERTY FEATURES

- Ground floor units with exposure
- Private entrance
- Street front signage opportunity
- Large surface parking area ideal for customers
- Professionally managed centre with great curb appeal
- Convenient access from all areas of Langley
- Fully HVAC
- Mix of private offices and open work space

SIZE

- *A101 4,009 SF
- *A102 3,800 SF
- Combined 7,809 SF

*Building A 17,787 SF - entire freestanding building can be made available

AVAILABLE

Immediately

PARKING RATIO

3 stalls per 1,000 SF

ASKING RENT

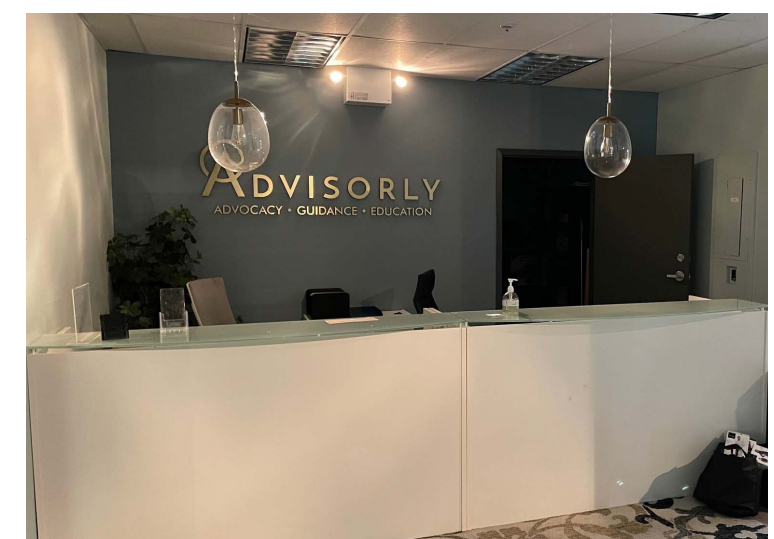
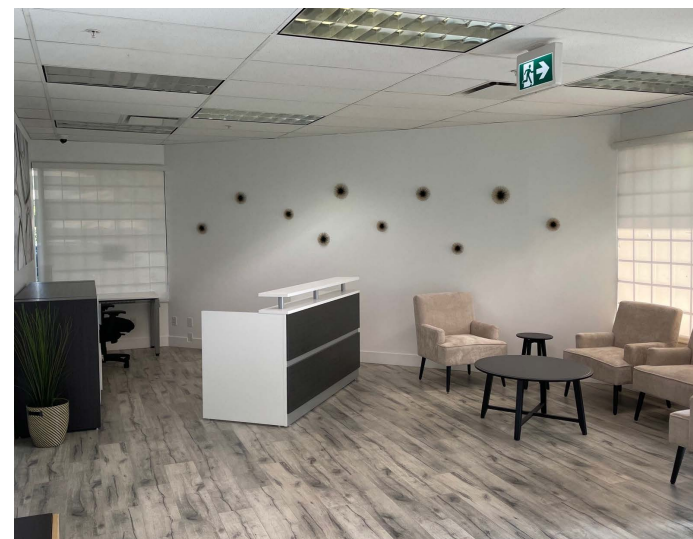
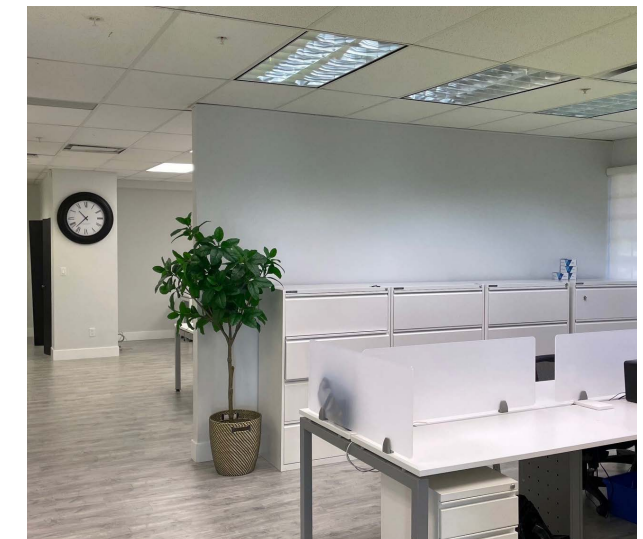
\$25.00 PSF

ADDITIONAL RENT

\$13.18 PSF

MANAGEMENT FEE

5%



UNIT A201

PROPERTY FEATURES

- Corner property with excellent frontage to Logan and 56 Avenue
- 2 blocks from the future SkyTrain station
- Transit at site
- Large surface parking area
- Professionally managed centre with great curb appeal
- Convenient access from all areas of Langley
- Fully HVAC
- Mix of private offices and open work space

SIZE

3,519 SF

AVAILABLE

Immediately

PARKING RATIO

3 stalls per 1,000 SF

ASKING RENT

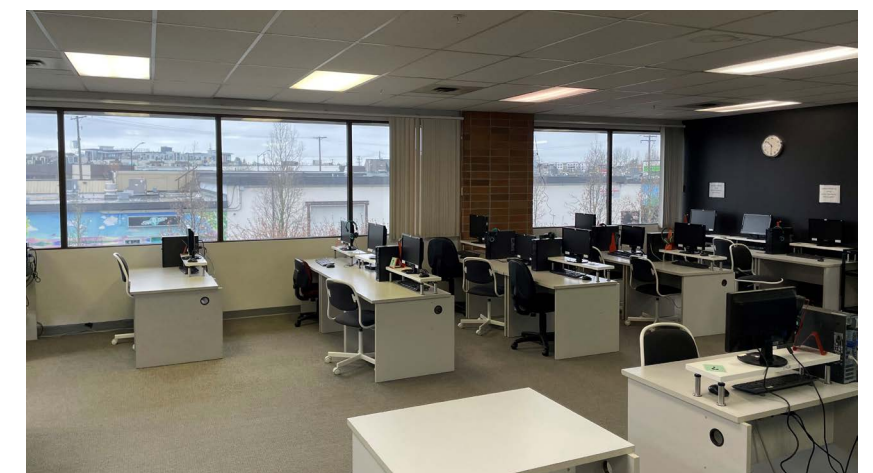
\$6,000.00 per month

ADDITIONAL RENT

\$3,865.33 per month

MANAGEMENT FEE

5%



UNIT A206

PROPERTY FEATURES

- Corner property with excellent frontage to Logan and 56 Avenue
- 2 blocks from the future SkyTrain station
- Transit at site
- Large surface parking area
- Professionally managed centre with great curb appeal
- Convenient access from all areas of Langley
- Fully HVAC
- Mix of private offices and open work space

SIZE

1,768 SF

AVAILABLE

Immediately

PARKING RATIO

3 stalls per 1,000 SF

ASKING RENT

\$3,500 per month

ADDITIONAL RENT

\$1,942 per month

MANAGEMENT FEE

5%

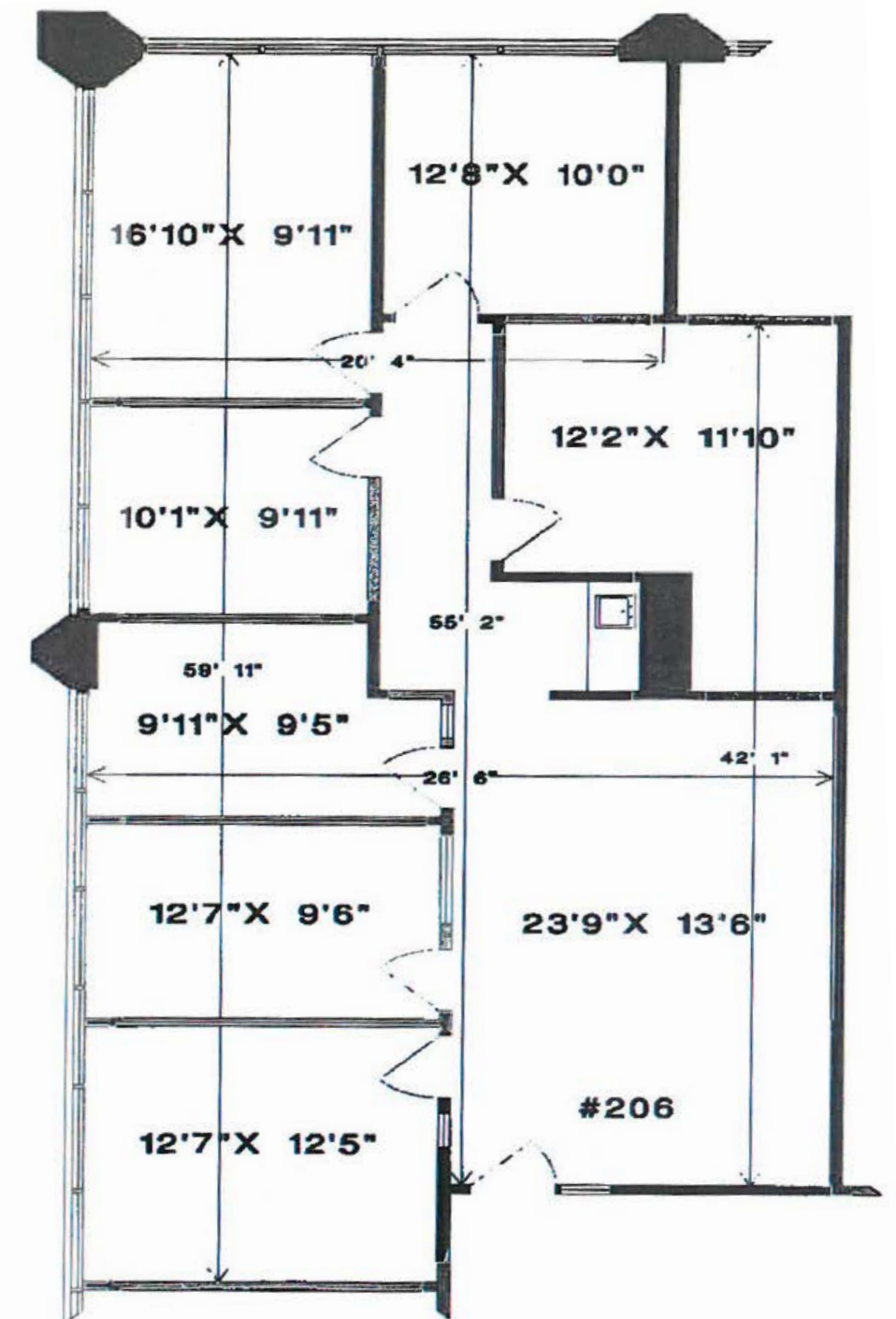


FOR LEASE | UNIT A206 | BAYTREE CENTRE, 20621 LOGAN AVENUE, LANGLEY B.C.

FLOOR PLAN

UNIT A206

1,768 SF



UNIT B202

PROPERTY FEATURES

- Corner property with excellent frontage to Logan and 56 Avenue
- 2 blocks from the future SkyTrain station
- Transit at site
- Large surface parking area
- Professionally managed centre with great curb appeal
- Convenient access from all areas of Langley
- Fully HVAC
- Mix of private offices and open work space

SIZE

695 SF

AVAILABLE

Immediately

PARKING RATIO

3 stalls per 1,000 SF

ASKING RENT

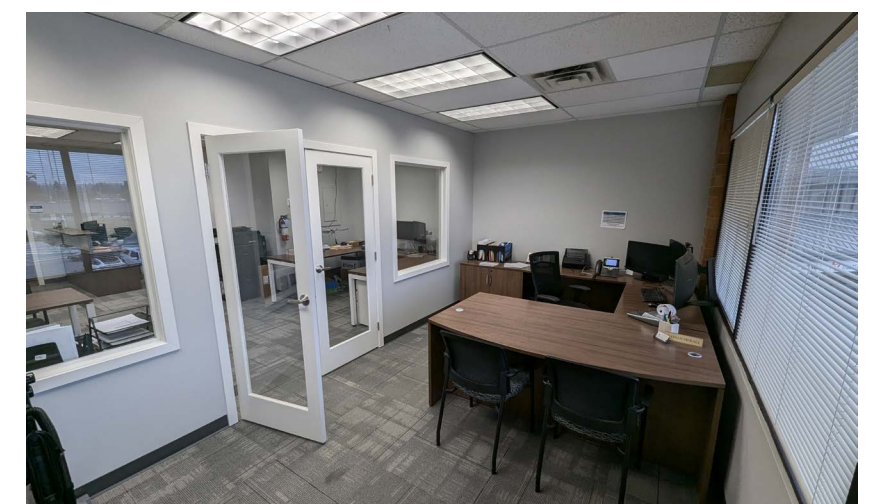
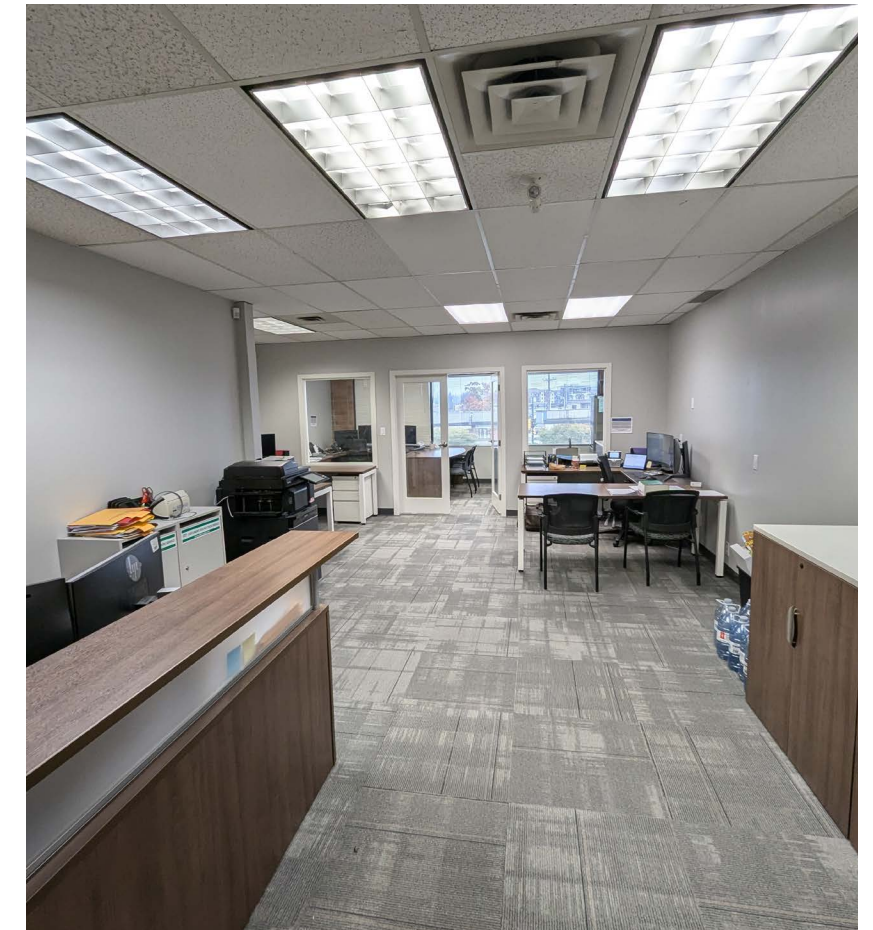
\$1,700.00 per month

ADDITIONAL RENT

\$763.34 per month

MANAGEMENT FEE

5%



THE LOCATION

Baytree Centre is conveniently situated in the heart of Langley's city centre along Logan Avenue and 56 Avenue, and is located across the street from the Langley Cascades Casino, which has been approved for a 23,000 sq. ft. expansion. The Property is surrounded by leading retailers, schools, and amenities. In addition, the Property provides immediate access to Fraser Highway and is a 10 minute drive from Highway 1.

The proposed extended Expo Line SkyTrain's terminus station is anticipated to be built at 203 Street, located just 10 minutes away from the Property.



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