

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 6,154 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.

5718 Glover Road

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naicommercial.ca

20385 64th Avenue, Langley, BC

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:	\$12.50/SF
Availability:	Immediate

Main Floor Availability

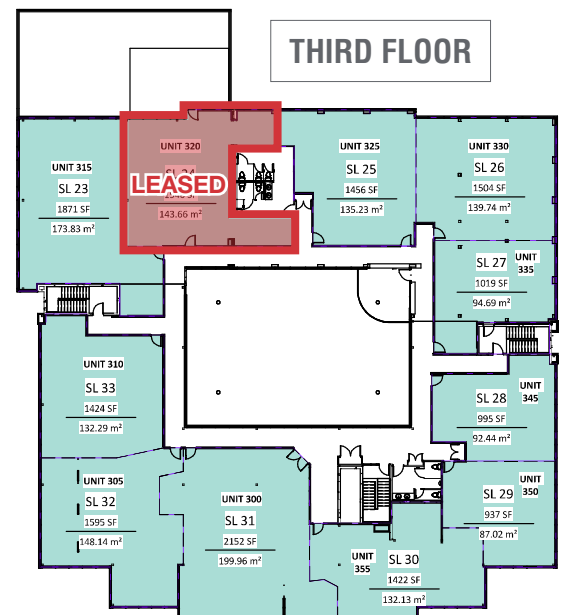
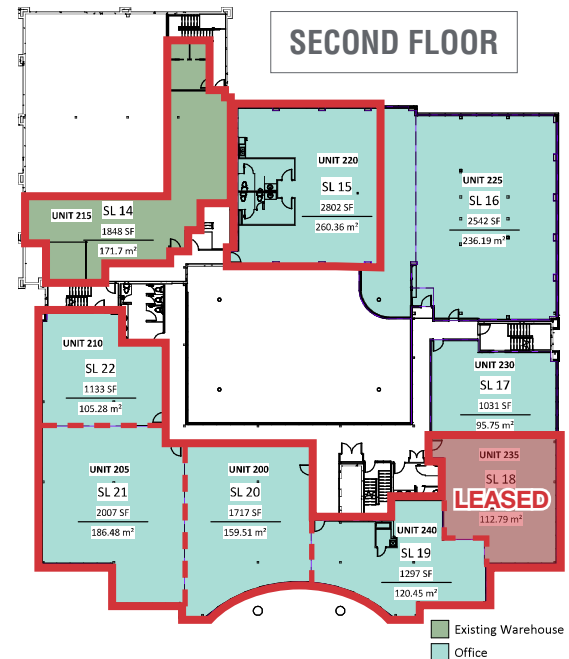
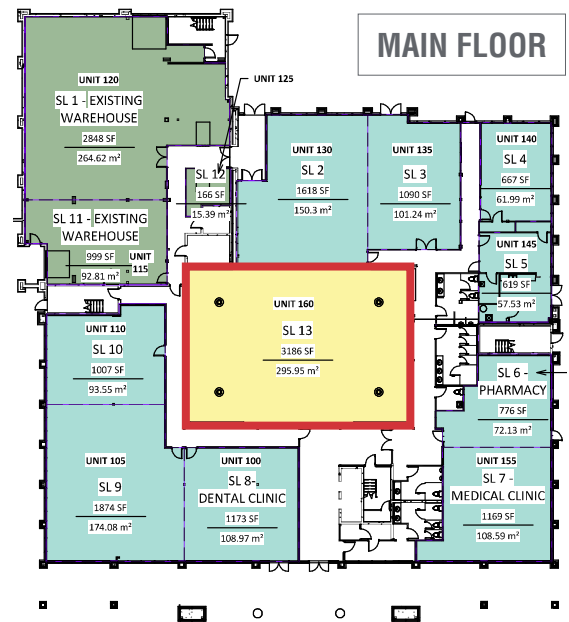
Unit #	Usable SF	Monthly Total + GST
160	3,188 SF	\$11,290.83

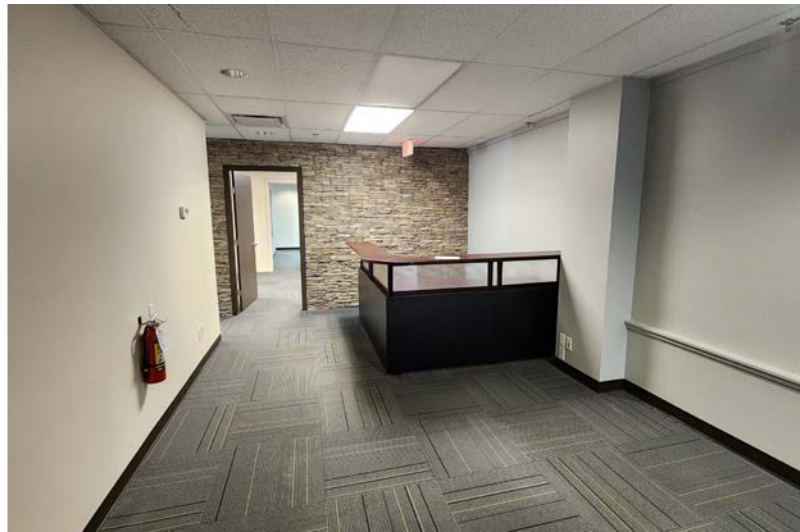
Second Floor Availability

Unit #	Usable SF	Monthly Total + GST
200	1,717 SF	\$5,079.46
205	2,007 SF	\$5,537.38
210	1,133 SF	\$3,351.79
235	1,214 SF	\$3,793.75 LEASED
240	1,297 SF	\$4,028.81
Contiguous Total	6,154 SF	17,997.44
215	1,848 SF	\$5,467.35
220	2,030 SF	\$6,005.42

Third Floor Availability

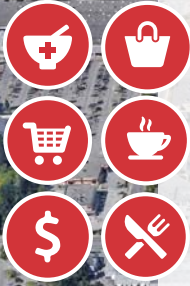
Unit #	Usable SF	Monthly Total + GST
320	1,540 SF	\$4,831.25 LEASED







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



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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