

**AVISON
YOUNG**

For Lease

**108 - 20486 64th Ave
Langley, BC**



Opportunity to lease a 1,935 sf
ground floor, flex office unit
centrally located in Langley

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**Gord Robson Personal Real Estate Corporation*

For Lease

108 - 20486 64th Ave
Langley, BC



Property details

UNIT SIZE
1,935 sf

RENTAL RATE
Please contact listing agents

OPERATING COSTS
\$5.99 plus 5% management fee

AVAILABILITY
January 31, 2023

ZONING
M-11 (Industrial/Business Park) zoning allows for a wide range of uses, including:

- Business offices
- Institutional uses
- Medical clinics
- Light industrial uses

**Please contact listing team for full details on permitted zoning*


Opportunity


Avison Young is pleased to present the opportunity to lease a 1,935 sf ground floor, flex office unit in a well-maintained two-storey office building. Located on the highly exposed northeast corner of 64th Avenue and 204th Street, in the busy Willowbrook Commercial Core.


Location

This property is located on the highly exposed north east corner of 64th Avenue and 204th Street. The location provides easy access to Fraser Highway, Highway 1, 10, 15 and 99, and is only a 3-minute drive from the recently announced SkyTrain Expo Line into Langley's City Centre. This site is located directly in an amenity rich location surrounded by Costco, Walmart, London Drugs and Willowbrook Shopping Centre.

Suite highlights


 Bright corner office unit with reception area

 Open plan space with office cubicles, a boardroom and one private office

 Two (2) in suite washrooms

 Lunchroom


 HVAC

 Four (4) designated stalls plus visitor parking


Building highlights


 HVAC throughout

 Sprinklered

 Heating and cooling controls

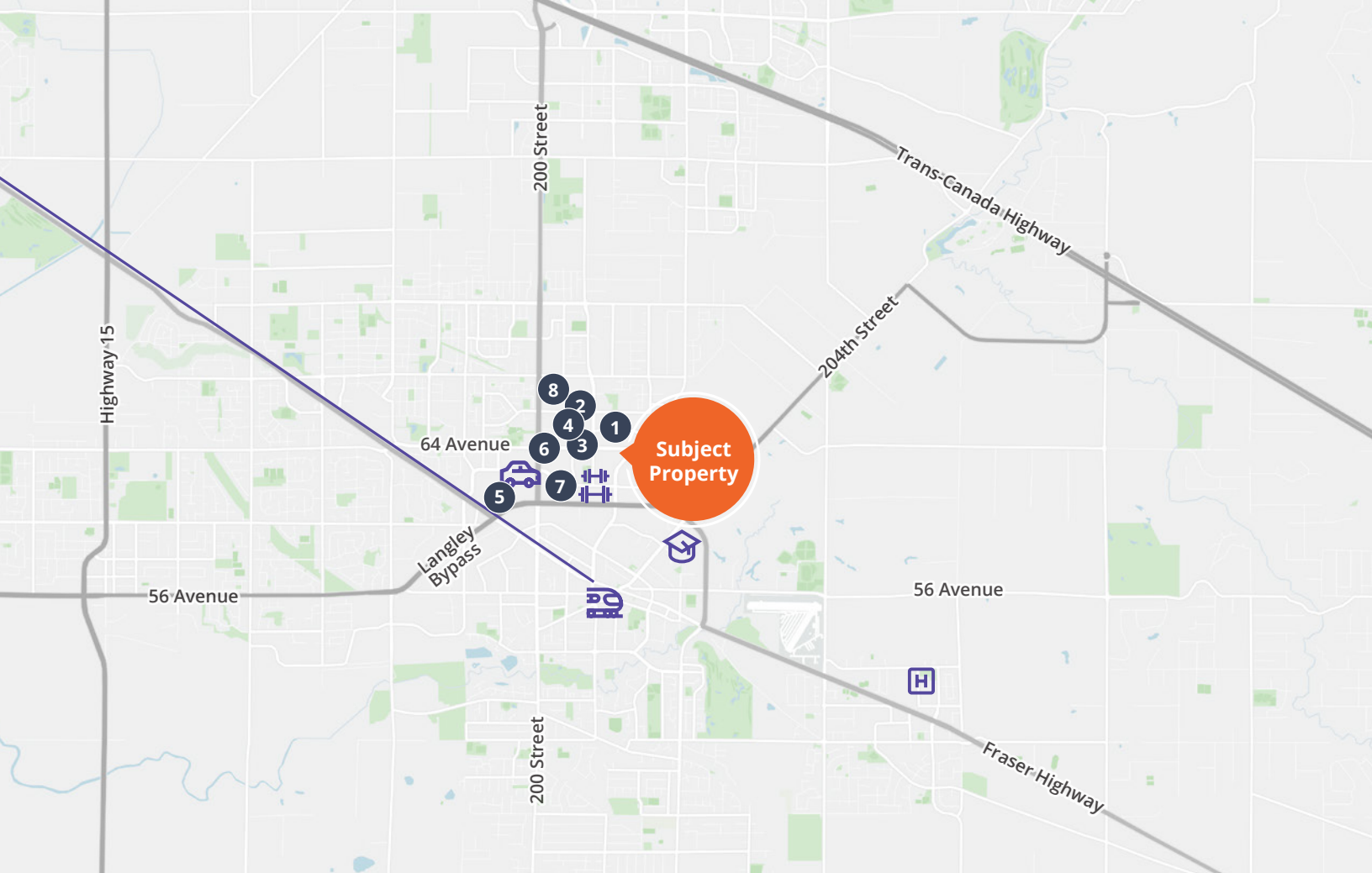
 Alarmed

 Designated ground floor entrance

 Security roll up window covers

 Pylon signage available





- 01- Costco
- 02- Walmart
- 03- Save-On-Foods
- 04- London Drugs
- 05- Willowbrook Shopping Centre
- 06- Canadian Tire
- 07- PetSmart
- 08- Home Depot



Future SkyTrain Station:
203 Street Station



ICBC Driver Licensing



Langley Memorial Hospital



Club16 Trevor Linden
Fitness Langley



Kwantlen Polytechnic
University



Drive times

Langley Township	10 minutes
Port Kells	10 minutes
US Border	20 minutes
Maple Ridge	25 minutes
Surrey	25 minutes
Downtown Vancouver	40 minutes
YVR	45 minutes

Contact for more information

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