

14,465 SF



#100 - 9110 196A Street | Langley, BC

## FOR LEASE

- ▶ Built out offices (8,937 SF) and large warehouse (5,528 SF) with 22' ceiling clearance and two grade level doors
- ▶ Located Port Kells / Northwest Langley with easy access to 200<sup>th</sup> Street and Highway 1



## VALLEY COMMERCIAL TEAM

Gary Niesner\*

Sales, Leasing & Investment  
604 514 6832  
garyn@naicommercial.ca  
\*Personal Real Estate Corporation

Angie MacDonald\*

Sales, Leasing & Investment  
604 514 6823  
amacdonald@naicommercial.ca  
\*Personal Real Estate Corporation

**NAI**Commercial

NAI Commercial  
20353 64<sup>th</sup> Avenue, Suite 214  
Langley, BC V2Y 1N5  
+ 1 604 683 7535  
naicommercial.ca



# #100 - 9110 196A Street

Langley, BC

## Property Details

### Description:

Warehouse/Office located in Northwest Langley/Port Kells with easy access to 200<sup>th</sup> Street and Highway 1. Built out offices (totalling 8,937 SF) with existing furniture. Includes two storey offices with large reception, boardrooms, windowed offices, multiple washrooms with showers, two kitchenettes. 10 offices on the main floor and 12 upper floor offices. Large warehouse with 22 foot ceiling clearance and two grade level doors. M-2 zoning allows for a wide variety of office, industrial and service commercial uses. Great central location for a head office!

### Available Area:

Ground Floor Office	4,371 SF
Upper Floor Office	4,566 SF
Warehouse	5,528 SF
<b>Total</b>	<b>14,465 SF</b>

### Basic Lease Rate:

\$22.00/SF      \$26,519.17 per month + GST

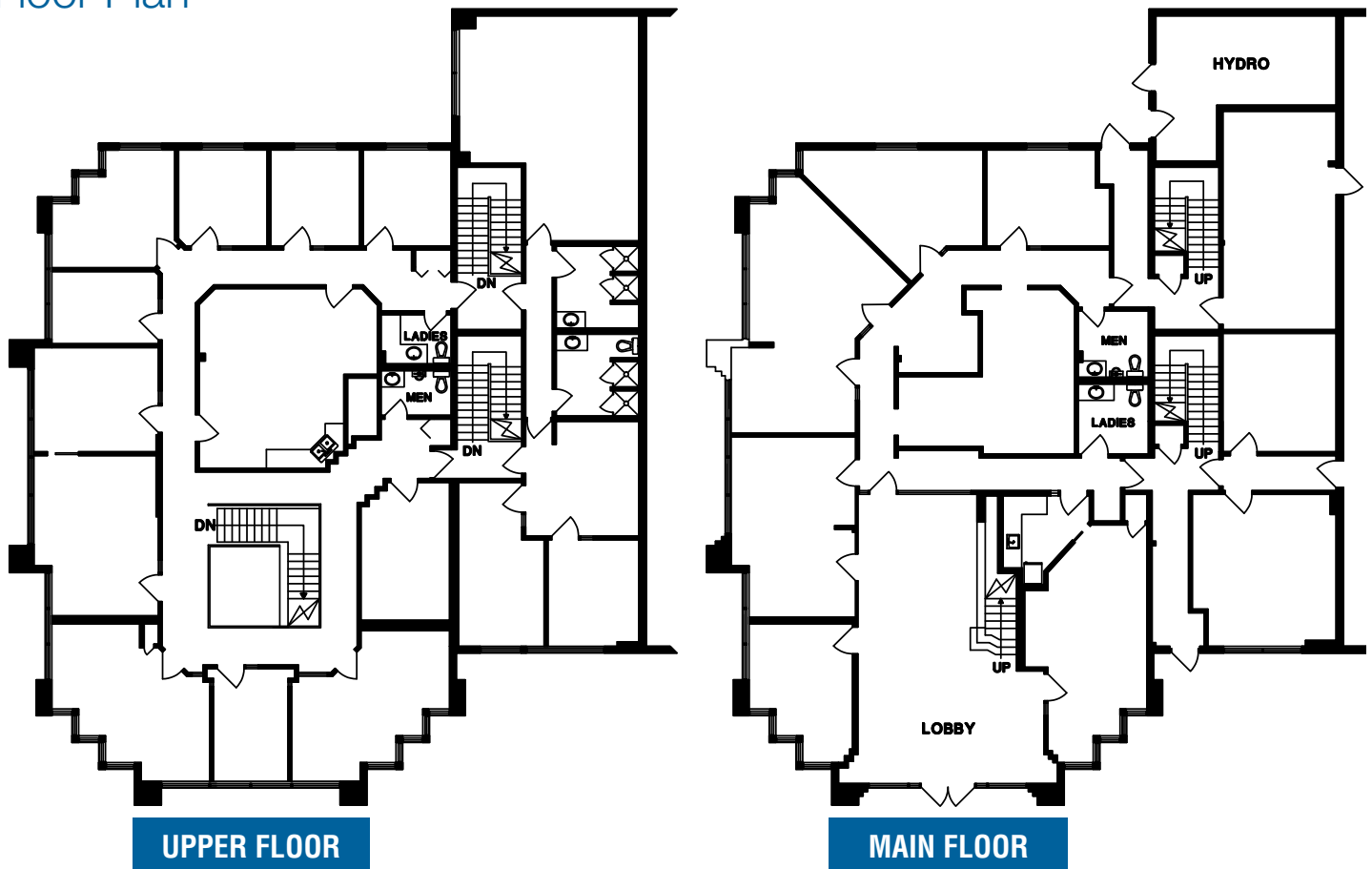
### Additional Rent:

\$9.70/SF      \$11,692.54 per month + GST

### Total:

\$31.70/SF      \$38,211.71 per month + GST

## Floor Plan











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[naicommercial.ca](http://naicommercial.ca)

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