



# 200WEST

BUSINESS CENTRE



WHERE **OFFICE** CONNECTS COMMUNITY,  
YOUR **SUBURBAN SOLUTION**

# 200WEST

200 West Business Centre will be Langley's largest, most prominent, high-profile office development. Two 11-storey buildings will provide nearly 400,000 sf of office space; each building will feature large efficient floorplates, extensive glazing and first-rate building amenities. This convenient location, just south of the 200th Street interchange at 86th Avenue provides excellent access in all directions. Strong population growth in Surrey and Langley ensures a large employment base lives within a short commute to this state-of-the-art development.

PROMINENT SIGNAGE  
AND EXPOSURE

EXCEPTIONAL  
VIEWS

FLOOR TO  
CEILING GLAZING

11 STOREYS

LOW E GLASS TO CONTROL  
TEMPERATURE EXCHANGE

86TH AVENUE

**DIRECT ACCESS TO HIGHWAY #1**



# LANGLEY'S HIGHEST PROFILE OFFICE DEVELOPMENT



## PROPERTY DETAILS

### BUILDING AREA

~198,983 sf

### TOTAL FLOORS

11-storays  
Rooftop Deck

### FLOORPLATE SIZE

Approximately 19,000 sf

### PROJECT TIMING

Q4-2024

### ASKING NET RENT

Contact Listing Agents  
for details

### ADDITIONAL RENT

\$14.00 psf/pa  
(2024 est.)

## AVAILABLE SPACE

**MAIN FLOOR** ~9,009 SF

**2<sup>ND</sup> FLOOR** ~17,935 SF

**3<sup>RD</sup> FLOOR** ~19,014 SF

**4<sup>TH</sup> FLOOR** ~19,014 SF

**5<sup>TH</sup> FLOOR** ~19,127 SF

**6<sup>TH</sup> FLOOR** ~19,127 SF

**7<sup>TH</sup> FLOOR** ~19,127 SF

**8<sup>TH</sup> FLOOR** ~19,127 SF

**9<sup>TH</sup> FLOOR** ~19,127 SF

**10<sup>TH</sup> FLOOR** ~19,188 SF

**11<sup>TH</sup> FLOOR** ~19,188 SF

**TOTAL  
RENTABLE  
AREA** ~198,983 SF



SHARED ROOFTOP AMENITY AREA

## BUILDING AMENITIES



TENANT FITNESS ROOM



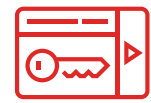
CHANGE ROOMS WITH SHOWERS & LOCKERS



SECURE BIKE STORAGE



SHARED BOARDROOM



SECURE ELECTRONIC KEY SYSTEM



AMPLE SURFACE AND UNDERGROUND PARKING



EV CHARGING STATIONS



# FLEXIBLE FLOORPLATE DESIGNS

## PHASE I

### SPATIAL ANALYSIS

- RENTABLE AREA  
198,983 SF
- TEST FIT OCCUPANT LOAD  
168 PEOPLE
- SINGLE TENANT FLOOR PLAN BREAKDOWN
  - OPEN RECEPTION AREA
  - 122 WORKSTATIONS
  - 3 QUIET ROOMS
  - 4 LARGE MEETING ROOMS
  - 3 SMALL MEETING ROOMS
  - 10 OFFICES
  - 7 COLLABORATION SPACES
  - 1 STAFF LOUNGE WITH KITCHENETTE
  - 1 RETREAT ROOM



### SINGLE TENANT FLOOR PLAN

*\*Test fits included for visual conception only.*

### FEATURES

- Wide column spacing for efficient space planning
- Large floorplates with abundant natural light
- Well appointed lobbies and common areas to complement a top tier office building
- Flexible HVAC systems allowing for direct, digital control over individual zones

### CONDITION OF PREMISES

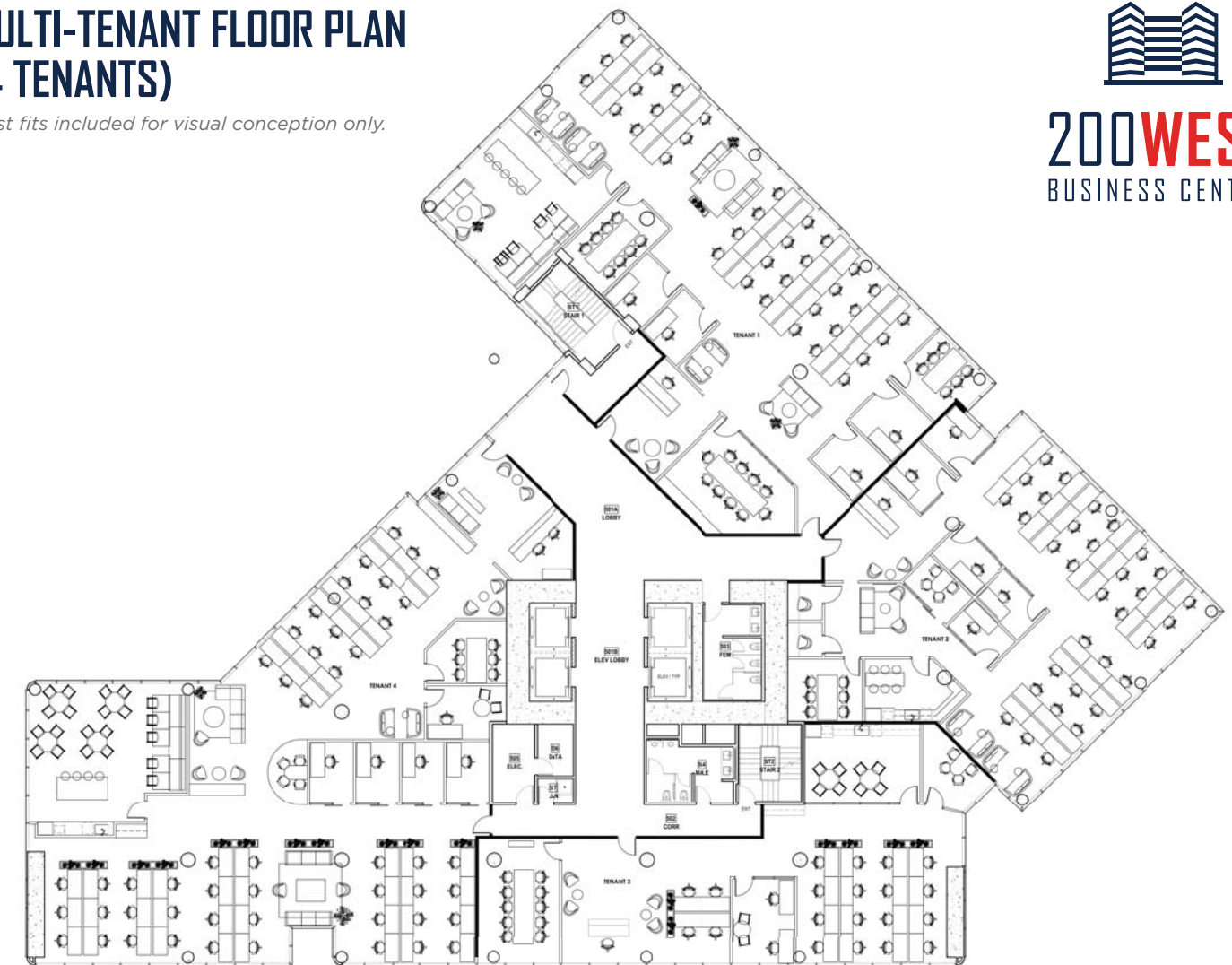
Landlord to provide "finished shell" including:

- Open-ceiling
- Lighting & sprinklers on an open plan
- HVAC ready for distribution by tenant



### MULTI-TENANT FLOOR PLAN (4 TENANTS)

*\*Test fits included for visual conception only.*



**200WEST**  
BUSINESS CENTRE

Test Fit Plans provided by Rain City Interiors. Test Fits can be customized by Rain City for any tenants interested in the project.

[www.raincityinteriors.com](http://www.raincityinteriors.com)



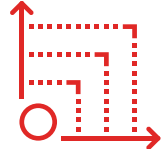
**SHORTER COMMUTES >>**  
**INCREASED OFFICE OCCUPANCY**  
**AND IMPROVED PRODUCTIVITY**



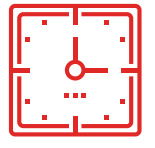
**3** REASONS TO CHOOSE  
**200WEST**



LANGLEY TOWNHOMES ARE  
**21% MORE AFFORDABLE**



LANGLEY TOWNHOMES ARE  
**57% LARGER**



**8 HRS SAVED**  
PER WEEK IN  
COMMUTE TIME\*

\*based on average am & pm rush hour traffic from Langley to Downtown Vancouver  
Sources: REBGV, FVREB & Zonda



**2** MAJOR TRANSIT ROUTES  
SERVICE THE 200<sup>TH</sup> STREET INTERCHANGE

## LOCATION & TRANSIT ACCESS

**200WEST** Business Centre is located in the Township of Langley at 200th Street and Hwy 1 in the fastest growing commercial district in the Fraser Valley. The 200th Interchange is serviced by two major transit routes and accessed by bus in 35 minutes from the Surrey Central SkyTrain Station.

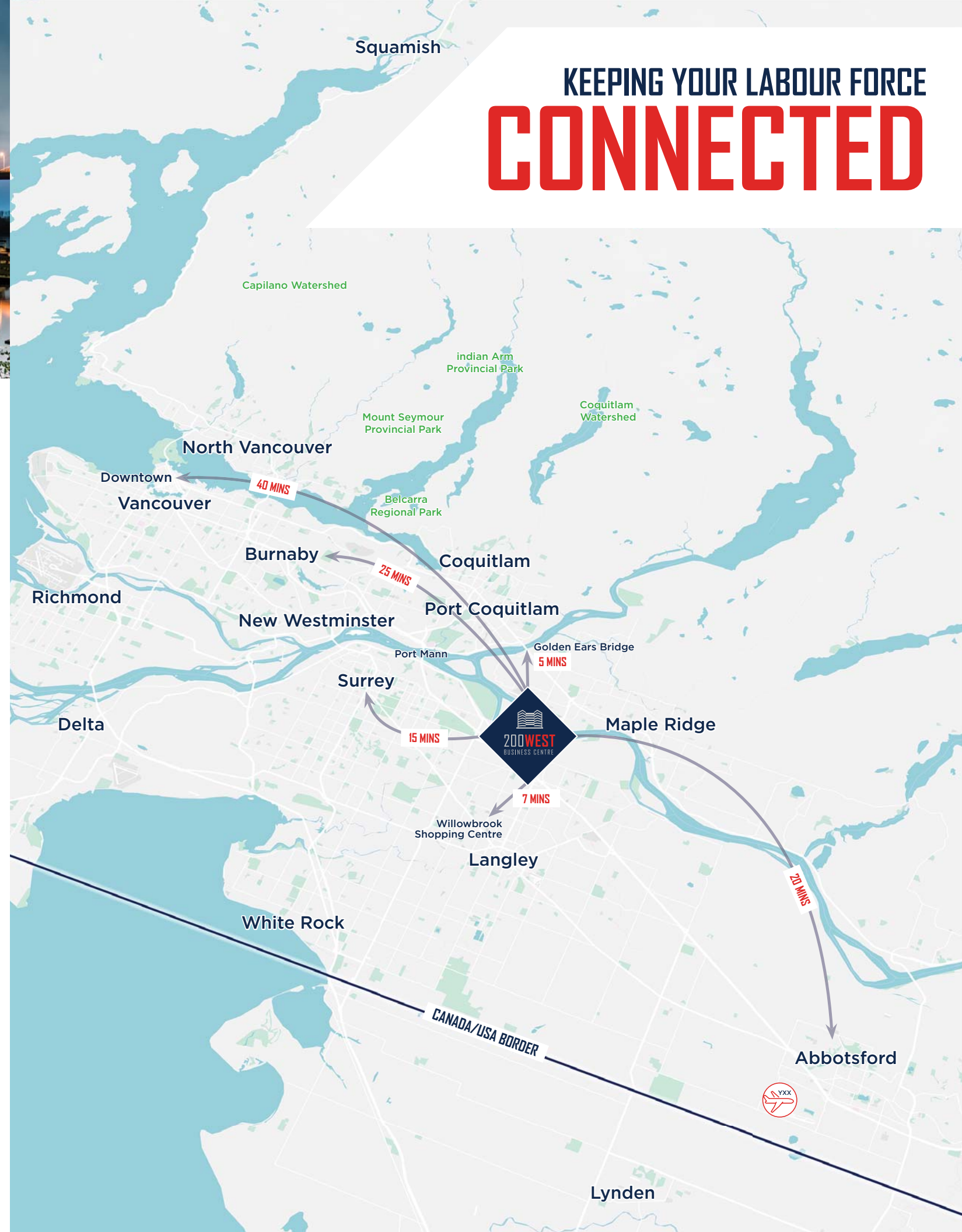
Minutes from the Carvolth Exchange, Langley's major bus loop and Park & Ride facility, connecting your employees to all areas of Metro Vancouver.

## APPROX. DRIVE TIMES

<b>DIRECT ACCESS</b>	» Highway 1 Interchange » Carvolth Exchange
<b>5 MINUTES</b>	» Golden Ears Bridge » Willowbrook Mall » Kwantlen College
<b>15 MINUTES</b>	» Surrey City Centre » Guildford » Maple Ridge » Abbotsford International Airport
<b>25 MINUTES</b>	» Burnaby
<b>40 MINUTES</b>	» Downtown Vancouver

## APPROX. TRANSIT TIMES

<b>DIRECT ACCESS</b>	» Carvolth Exchange
<b>15 MINUTES</b>	» Langley City » Maple Ridge » Willowbrook Mall
<b>35 MINUTES</b>	» Surrey City Centre » Burnaby » Coquitlam
<b>1 HOUR</b>	» Downtown » North Shore » Richmond



KEEPING YOUR LABOUR FORCE  
**CONNECTED**



# SHORTER COMMUTES >> MORE LEISURE TIME



## FOOD & BEVERAGE

1. Brown's Social House
2. Booster Juice
3. Sushi Avenue
4. Starbucks
5. Tim Hortons
6. Oak & Thorne
7. Dead Frog Brewery
8. IGA Marketplace
9. Wendy's
10. Willoughby Liquor Store
11. White Spot Triple O's
12. Moxie's Grill & Bar
13. McDonald's
14. Nando's
15. The Keg
16. Naomi Vietnamese
17. Boston Pizza
18. S&L Kitchen & Bar

## PERSONAL SERVICES

1. Lighthouse Dental Centre
2. Shoppers Drug Mart
3. Mint Nail Lounge
4. Special Eyes Optometry
5. Willoughby Family Chiropractic
6. Uptown Med Spa
7. The Co-operators

## RETAIL & FINANCIAL

1. CIBC
2. Mopac Auto Supply
3. Vancity Credit Union
4. Bank of Montreal
5. RBC Dominion Securities

## LEISURE

1. Colossus Theatre
2. Gold's Gym
3. Langley Events Centre
4. Willoughby Community Park

## CHILD CARE

1. Highland Meadows Daycare
2. Smilestones
3. Willowbrae Academy
4. Pebbles & Piaget Daycare

## NEIGHBOURHOOD TENANTS





# 200 WEST

## BUSINESS CENTRE

### PROJECT TEAM

#### DEVELOPER



Mitchell Group is a family-owned business located in Surrey, British Columbia. Their focus on core values enables them to complete projects that positively impact both their stakeholders and the community. Committed to expanding their existing asset-based portfolio through professional and strategic long-term investments Mitchell Group emphasizes fair, sustainable, and innovative business practices. In 2014 Mitchell Group completed Langley 200 Business Centre, a high-profile A-class office and retail complex located in the fastest-growing commercial district in the Fraser Valley.

[www.mitchellgroup.ca](http://www.mitchellgroup.ca)

#### CONSTRUCTION



Graham Construction is one of North America's leading fully-integrated construction companies. For over 90 years, companies, owner-occupants and public organizations across the continent have counted on Graham for smaller building renovations up to the most complex design-build project or P3 initiatives.

#### ARCHITECT



Christopher Bozyk Architects Ltd has been active in architecture and interior design since 1980. They are renowned as one of the leading office building architects in Greater Vancouver and have designed some of the regions most high profile buildings. Combining exceptional design and efficiencies, 200 West is poised to be the premier office complex in Langley for years to come.

#### LEASING TEAM



Cushman & Wakefield is a Global commercial real estate services company with approximately 400 offices in 70 countries, and a total of over 51,000 employees. C&W provides value-added, client focused sales, leasing, advisory, management, and financials services to owners and occupiers of office, retail, industrial and multi-residential properties around the globe.

[www.cushmanwakefield.ca](http://www.cushmanwakefield.ca)



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