

OFFICE SPACE FOR LEASE

LANGLEY 200 BUSINESS CENTRE

86TH AVENUE & 200TH STREET, LANGLEY, BC

- High-Profile, A class office & retail complex consisting of three buildings
- Located just off Highway 1 and 200th Street in Langley
- The “Gateway Node” of the Carvolth neighborhood in the Township of Langley
- Excellent on-site and surrounding amenities
- Secure underground & surface parking available

8700 200TH STREET

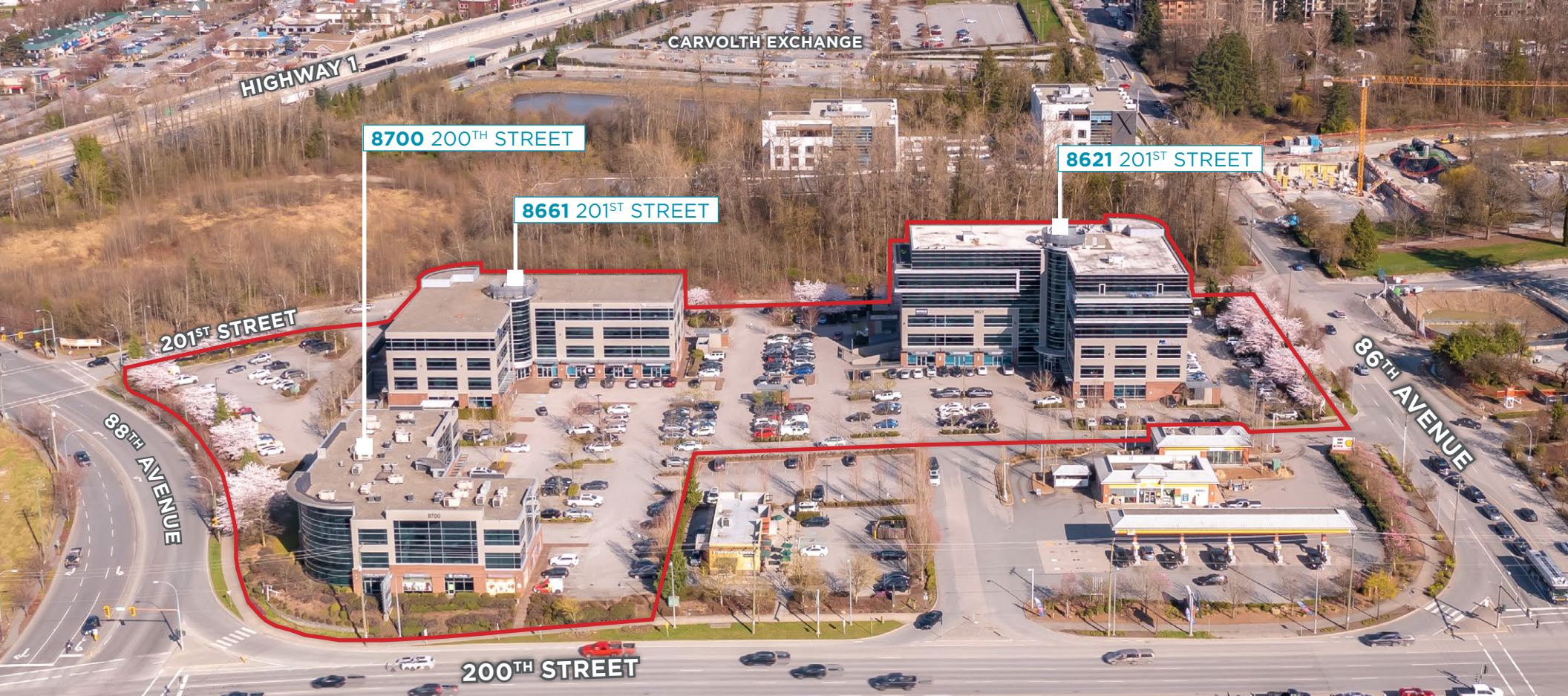


8661 201ST STREET



8621 201ST STREET





8700 200TH STREET

AVAILABLE UNITS

Suite 140	2,737 sf	LEASED
Suite 200	3,769 sf	Available Immediately. Can be combined with Suites 210 & 220 for 12,707 SF
Suite 210	3,405 sf	Available Immediately. Can be combined with Suites 200 & 220 for 12,707 SF
Suite 220	4,927 sf	Available Immediately. Can be combined with Suites 200 & 210 for 12,707 SF
2nd Floor	12,707 sf	Available Immediately. Demising Options Available.
Suite 310	2,297 sf	Available. Improved with 4 offices, 1 meeting room, open plan, reception and coffee room.

ADDITIONAL RENT (2025)

Office: \$17.84 psf, per annum

Retail: \$12.28 psf, per annum

Plus additional management fee of 5% gross rent

8661 201ST STREET

AVAILABLE UNITS

Suite 400	8,368 sf	Available. Improved with reception, 14 window offices, open workstation areas, meeting rooms and lunch room.
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ADDITIONAL RENT (2025)

Office: \$21.98 psf, per annum

Retail: \$15.69 psf, per annum

Plus additional management fee of 5% gross rent

8621 201ST STREET

AVAILABLE UNITS

Suite 200	6,001 sf	Improved with reception, 2 private offices, storage room, open workstation areas, kitchenette/lunch room, 3 small meeting rooms and 1 large meeting room, copy room and IT room.
Suite 500	3,983 sf	LEASED

ADDITIONAL RENT (2025)

Office: \$20.12 psf, per annum

Plus additional management fee of 5% gross rent

BUILDING DESIGN & FEATURES



LARGE FLOOR PLATES

Allows for efficient space planning



FLEXIBLE FLOOR PLATE DESIGN

Suitable from both single & multi-tenanted floors



WIDE COLUMN SPACING

Allows for efficient space planning



AMPLE GLAZING

Maximizing natural light



LOW E GLASS

Controls temperature exchange



FLEXIBLE HVAC SYSTEMS

Allows for direct, digital control over individual zones



PREMIER FINISHING

Well appointed lobbies & common areas to complement top-tier office buildings



EXCELLENT EXPOSURE

Allows for prominent business signage

COMPLEX FEATURES & AMENITIES



SHARED BOARDROOM



SECURE ELECTRONIC KEY SYSTEM



TENANT FITNESS ROOM



SECURE BIKE STORAGE



PARKING

Underground – \$75.00 per stall, per month
Surface Parking – currently free of charge



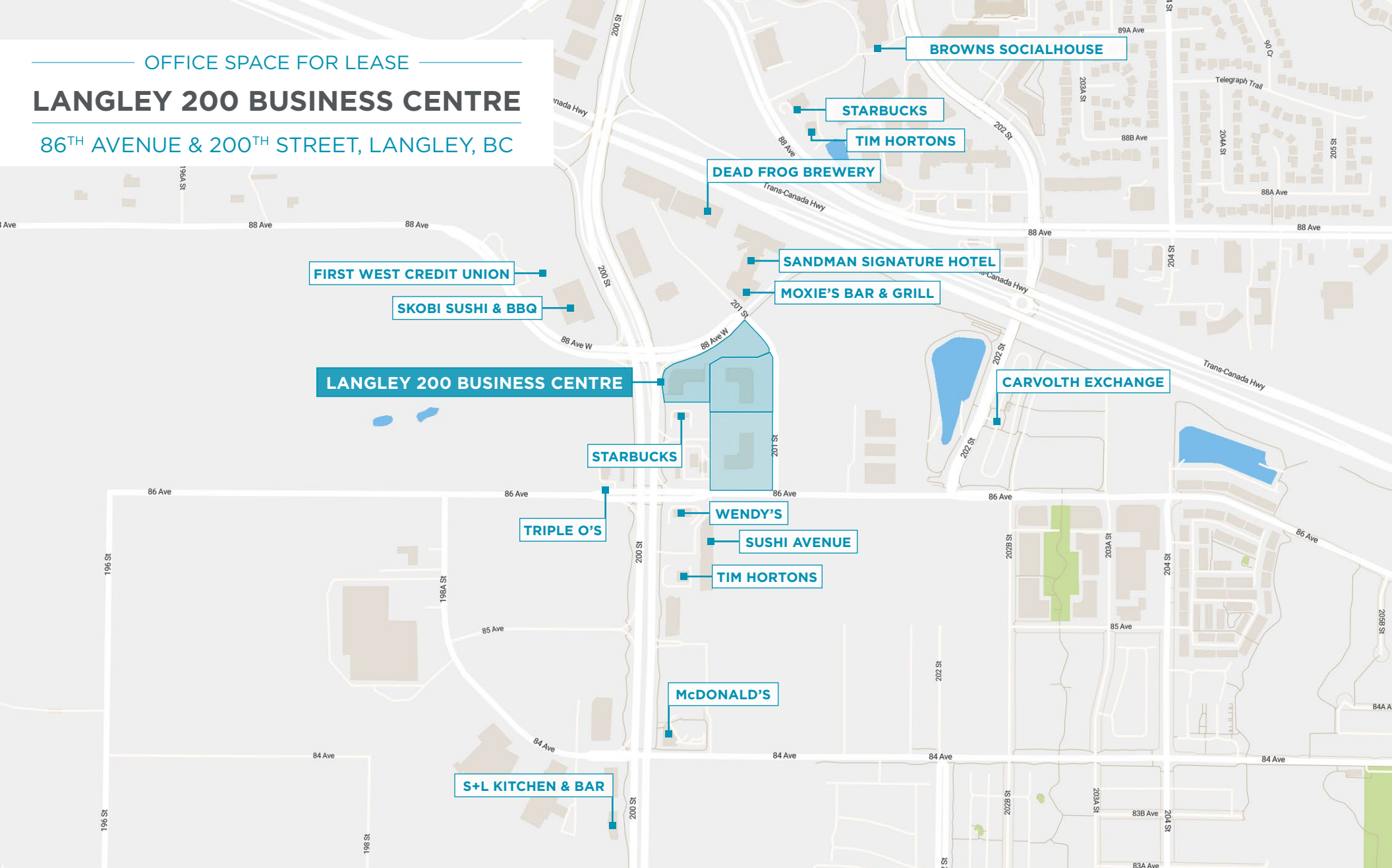
MITCHELL GROUP

Mitchell Group maintains a diverse portfolio of industrial, commercial, office, and residential development projects with a focus on quality construction in every project they undertake. Current real estate projects will total more than one million square feet upon completion. With substantial land holdings for future development in the Fraser Valley, Mitchell Group is one of the prominent developers in the area.

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