

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

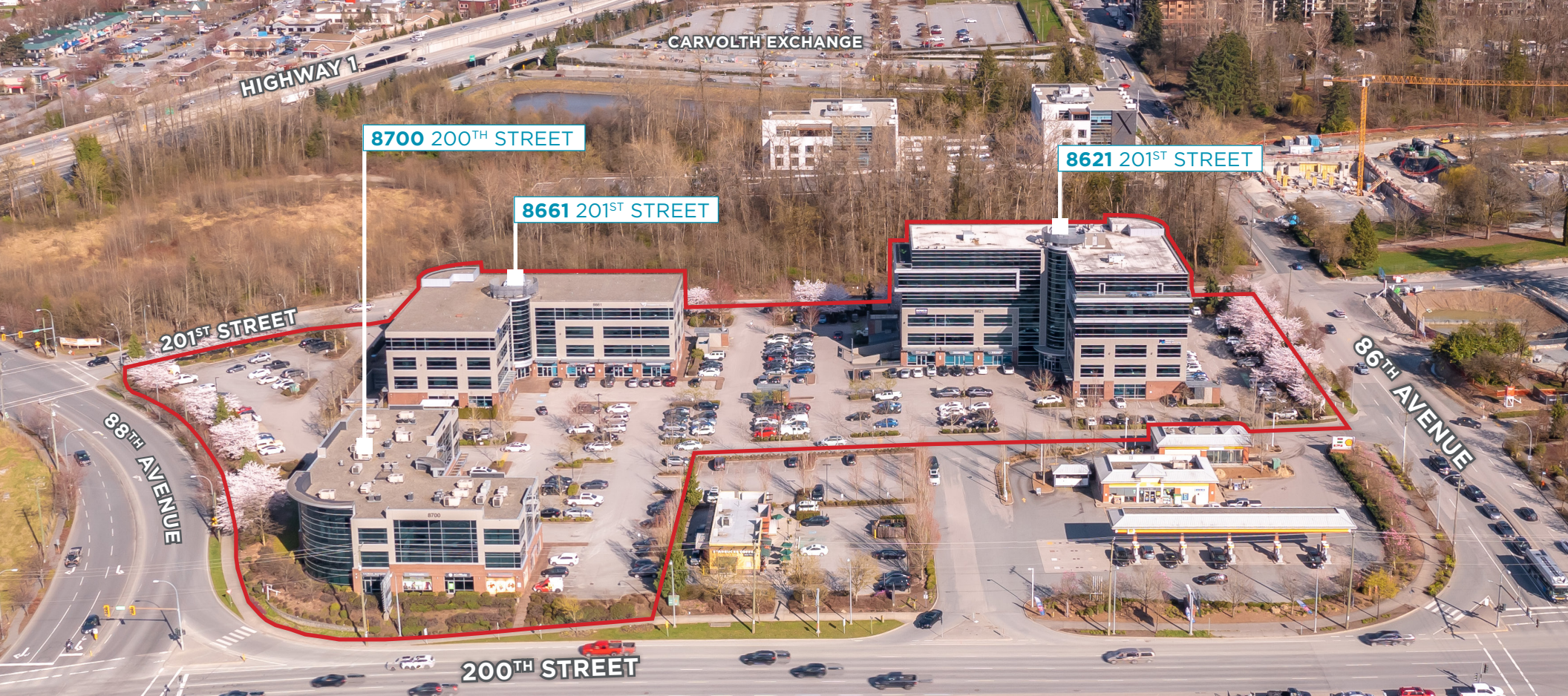


8661 201ST STREET



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	LEASED

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	Two demisable options available. Option 1: Suite 400: 5,000 SF (Approx.) Suite 420: 3,000 SF (Approx.) Option 2: Suite 400: 6,700 SF (Approx.) Suite 420: 1,600 SF (Approx.)
Suite 310	1,622 sf	Available March 2026

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

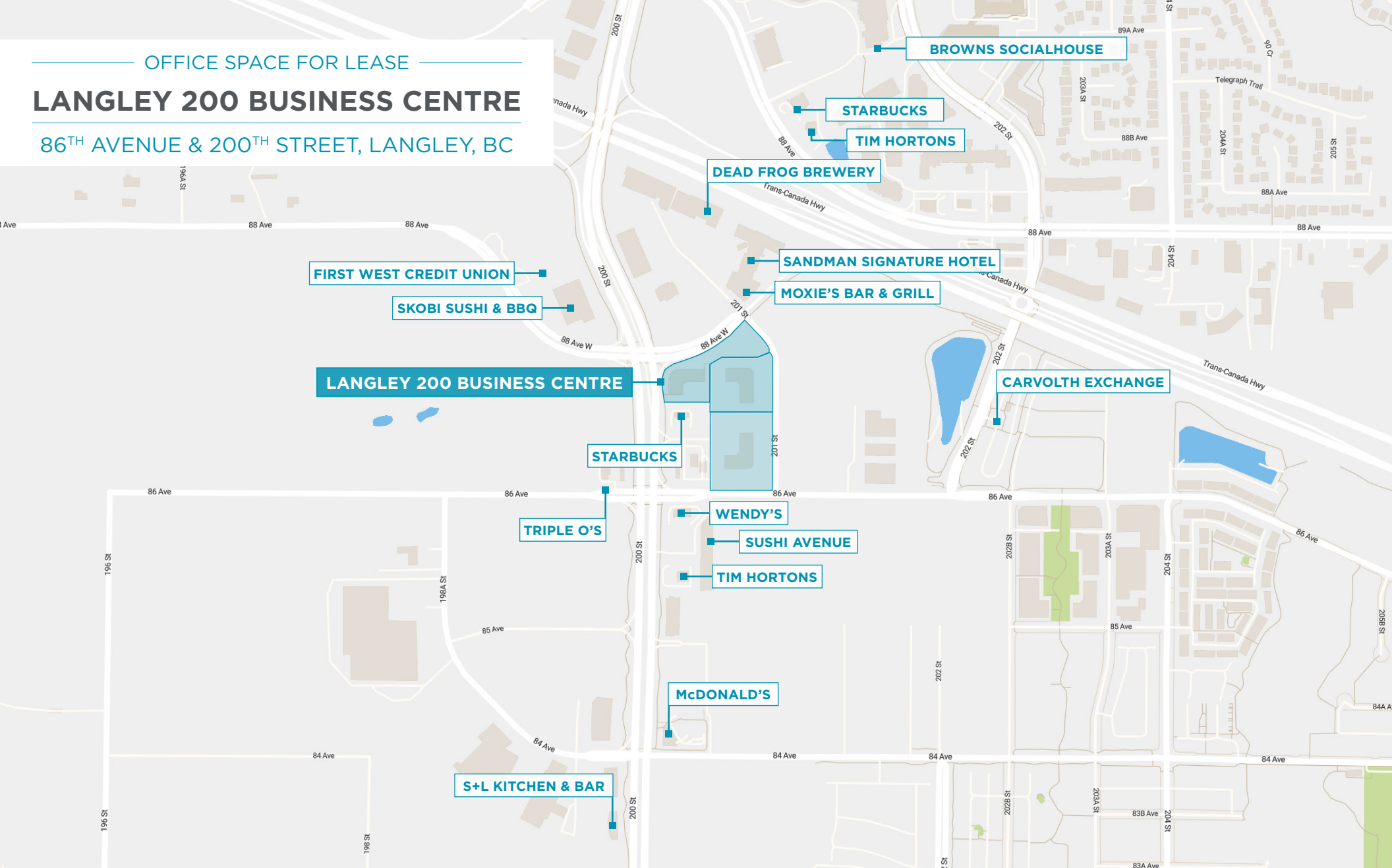


Mitchell Group maintains a diverse portfolio of industrial, commercial, office, and residential development projects with a focus on quality construction in every project they undertake. Current real estate projects will total more than one million square feet upon completion. With substantial land holdings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

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