

OFFICE SPACE FOR LEASE

## LANGLEY 200 BUSINESS CENTRE

86<sup>TH</sup> AVENUE & 200<sup>TH</sup> 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 200<sup>TH</sup> STREET



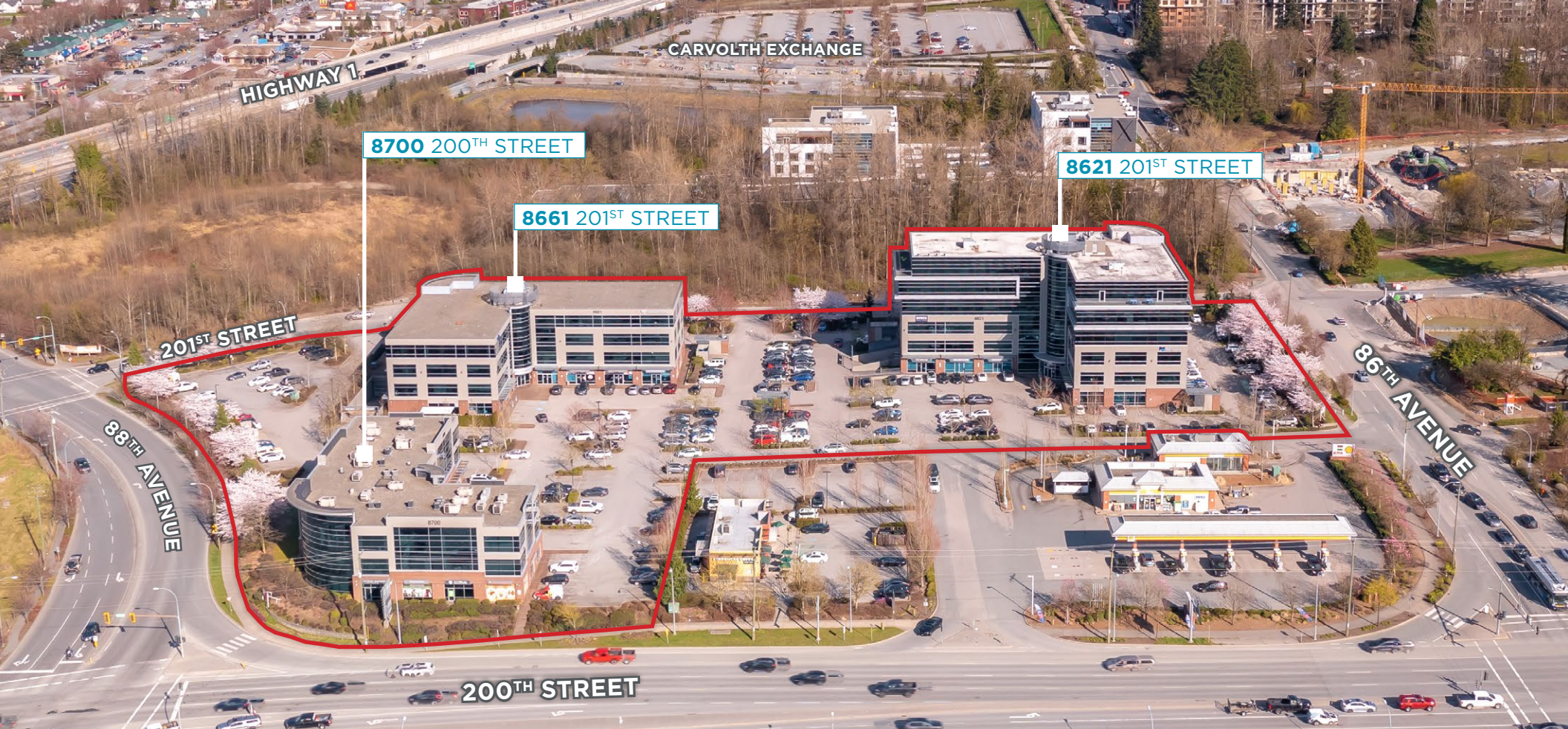
8661 201<sup>ST</sup> STREET



8621 201<sup>ST</sup> STREET







## 8700 200<sup>TH</sup> STREET

### AVAILABLE UNITS

- Suite 140** 2,737 sf Available. Improved with reception and seating area, 1 large boardroom, 7 window offices, lunch room, file/copy room, washrooms and open workstation areas.
- Suite 200** 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 201<sup>ST</sup> STREET

### AVAILABLE UNITS

- Suite 320** 1,697 sf **LEASED**
- Suite 400** 8,368 sf Available. Improved with reception, 14 window offices, open workstation areas, meeting rooms and lunch room.
- Suite 200** 17,008 sf **LEASED**

### ADDITIONAL RENT (2025)

Office: \$21.98 psf, per annum

Retail: \$15.69 psf, per annum

Plus additional management fee of 5% gross rent

## 8621 201<sup>ST</sup> STREET

### AVAILABLE UNITS

- Suite 180** 2,348 sf **LEASED**
- Suite 160** 2,791 sf **LEASED**
- 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 220** 1,392 sf **LEASED**
- 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



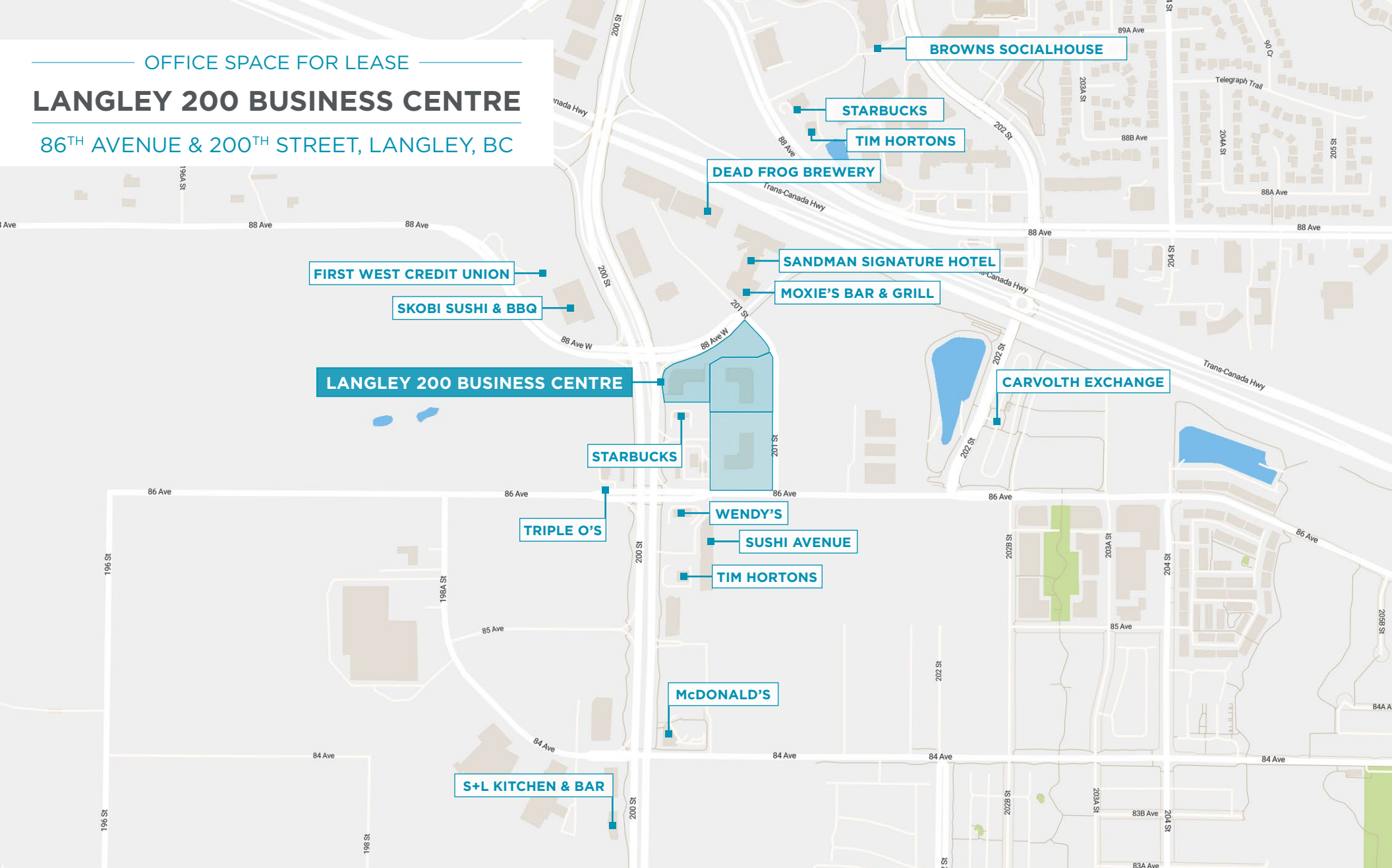
# MITCHELL GROUP

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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