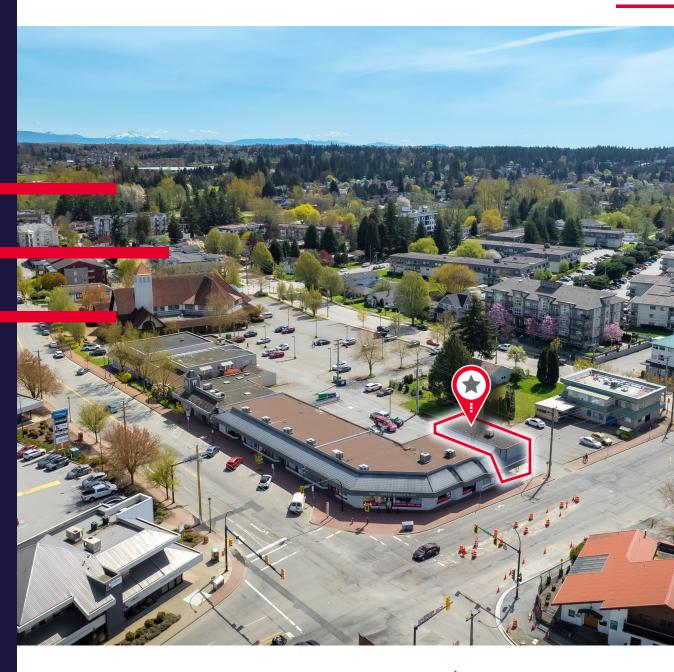
UNIT # 106-107 20644 FRASER HIGHWAY

LANGLEY, BC

OFFICE SPACE FOR LEASE





THE LOCATION

20644 Fraser Highway offers an exceptional opportunity to lease walk-up office space ideally positioned adjacent to Langley City's Historic One-Way Downtown District. Just steps from vibrant restaurants and cafés, and within 800 metres of the future 203 Street SkyTrain Station, this location combines accessibility, visibility, and convenience for both staff and clients. Ample surface parking ensures ease of access for visitors.

UNIT 106-107 SIZE

Total Area

1,282 SF

FEATURES

- Prominent Corner Location with excellent street frontage
- Signage Opportunity for enhanced brand visibility
- Private Walk-Up Access for exclusive entry
- Ensuite Washroom for added convenience
- Flexible Layout featuring two large open-plan areas, ideal for efficient space planning and customization

NET RENT

ADDITIONAL RENT

Please reach out to listing brokers

\$14.40 PSF

ZONING

LEASE TERM

C1 Downtown Commercial Zone Flexible term available

AVAILABILITY

Please reach out to listing brokers









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