

UNIT # 207-208

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 207-208 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

Please reach out to listing brokers

ADDITIONAL RENT

\$14.40 PSF

ZONING

C1 Downtown Commercial Zone

LEASE TERM

Flexible term available

AVAILABILITY

Please reach out to listing brokers



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20644 FRASER HIGHWAY

LANGLEY, BC

Future Langley Centre
Skytrain Station

Douglas Park



206 STREET

FRASER HWY

FOR MORE INFORMATION, CONTACT:

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