

# 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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Future Langley Centre  
Skytrain Station



FOR MORE INFORMATION, CONTACT:

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