

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

2nd Floor | 12,707 SF | Available immediately

Demisable options:

Option 1

Suite 200A 6,357 sf Available immediately.

Suite 200B 6,351 sf Available immediately.

Suite 200A & 200 B can be combined for 12,707 SF

Option 2

Suite 200 3,769 sf Available Immediately.

Suite 210 3,405 sf Available Immediately.

Suite 220 5,533 sf Available Immediately.

Suite 200, 210 & 220 can be combined for 12,707 SF

ADDITIONAL RENT (2026)

Office: \$18.89 psf, per annum

Retail: \$11.49 psf, per annum

Plus additional management fee of 5% gross rent.

8661 201ST STREET

AVAILABLE UNITS

Suite 400 8,368 sf **LEASED**

Suite 310 1,622 sf Available July 1, 2026

ADDITIONAL RENT (2026)

Office: \$18.72 psf, per annum

Retail: \$11.76 psf, per annum

Plus additional management fee of 5% gross rent.

8621 201ST STREET

AVAILABLE UNITS

Suite 200 6,001 sf **LEASED**

Suite 500 3,983 sf **LEASED**

ADDITIONAL RENT (2026)

Office: \$20.68 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



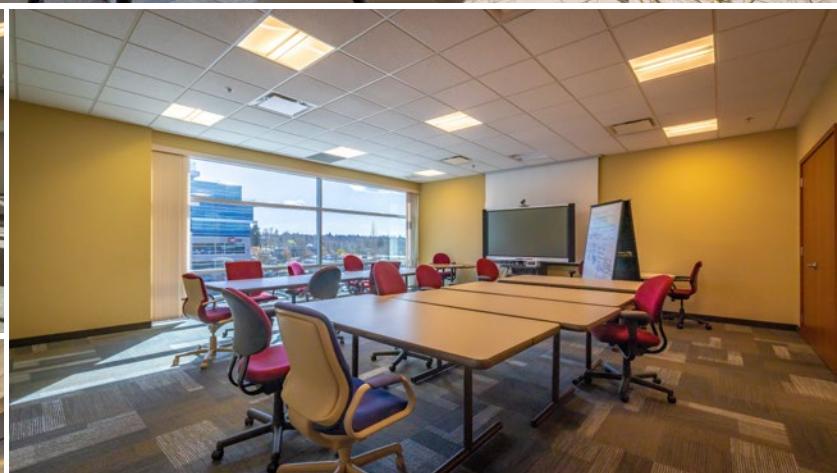
PREMIER FINISHING

Well appointed lobbies & common areas to complement top-tier office buildings



EXCELLENT EXPOSURE

Allows for prominent business signage



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.



SHARED BOARDROOM



SECURE ELECTRONIC KEY SYSTEM



TENANT FITNESS ROOM



SECURE BIKE STORAGE



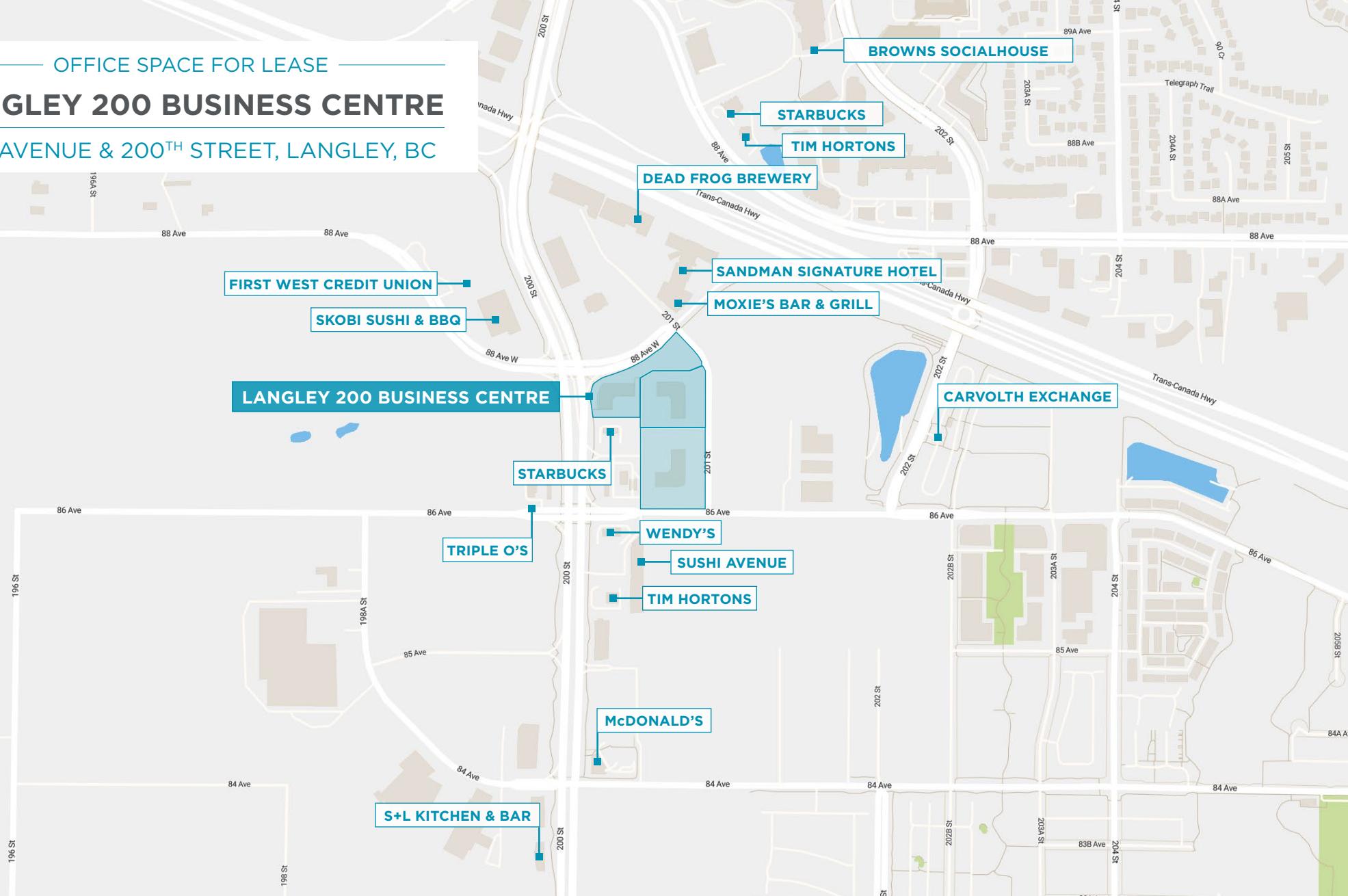
PARKING

Underground - \$75.00 per stall, per month
Surface Parking - currently free of charge

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WAKEFIELD