

**UNIT # 207-208**

**20644  
FRASER  
HIGHWAY**

LANGLEY, BC

**COMMERCIAL SPACE  
FOR LEASE STARTING AT  
\$2,000 PER MONTH**



## 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.

## AVAILABLE UNIT

<b>UNIT 207</b>	641 SF
<b>UNIT 208</b>	641 SF
<b>TOTAL</b>	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

## GROSS RENT

<b>UNIT 207</b>	\$2,000 per month
<b>UNIT 208</b>	\$2,000 per month
<b>TOTAL</b>	\$4,000 per month

## ZONING

C1, Downtown Commercial Zone. Click [here](#) for Permitted Uses  
Ideal for Wellness clinics such as:

- Dental
- Doctor
- Skin care
- Tattoo removal
- Psychology
- RMT massage
- Chiropractic clinic
- Acupuncture
- Laser hair removal
- Botox
- Skin rejuvenation
- Micro-needling
- Speech language pathology/occupational therapy

## LEASE TERM

Flexible term available

## AVAILABILITY

Please reach out to listing brokers



# UNIT #207-#208

## 20644 FRASER HIGHWAY

LANGLEY, BC

Future Langley Centre  
Skytrain Station

Douglas Park



206 STREET

FRASER HWY

FOR MORE INFORMATION, CONTACT:

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