

FOR LEASE - #103B 20460 LANGLEY BYPASS, LANGLEY

32,000+ VEHICLES DAILY

ONE OF THE LAST OPEN-PLAN C-2 UNITS ON THE BYPASS

8,579 SF

OF HIGH
EXPOSURE SPACE

18'

CLEAR CEILING HEIGHT

2

GRADE LOADING DOORS
10' x 12'

ZONING: C-2 SERVICE COMMERCIAL PERMITTING A WIDE RANGE OF USES INCLUDING RETAIL WAREHOUSE, AUTOMOTIVE, EQUIPMENT SALES, RECREATION, OFFICE, ASSEMBLY AND MORE

OPPORTUNITY

To lease 8,579 SF of commercial space on the busy Langley Bypass. The unit offers high ceilings and grade loading, providing the functionality of industrial space with commercial zoning allowing for a wider range of uses. The location benefits from strong exposure to high traffic volumes, and immediate access to Highway 10 and 200th Street. The surrounding area consists of various national and large format retailers and businesses in one of the most strategic commercial nodes in the Fraser Valley.

SPACE FEATURES

- HVAC Throughout the Premises
- Open Plan Configuration
- Sprinklers
- 2 Washrooms
- Abundant Communal Parking
- Pylon signage provides exposure to Langley Bypass

LEASE DETAILS

AVAILABLE AREA: 8,579 SF (All Ground Floor)

BASIC LEASE RATE: \$18.50 per SF

ADDITIONAL RENT: \$8.00 per SF inclusive of management fee

AVAILABLE: Immediately



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WILLOWBROOK SHOPPING CENTRE

- SPORT CHEK
- STARBUCKS
- FRESHSLICE PIZZA
- WHITE SPOT
- A&W CANADA
- TIM HORTONS
- MEC LANGLEY
- NORDSTROM RACK

SMART CENTRES LANGLEY

- WALMART
- LONDON DRUGS
- SAVE-ON-FOODS
- BEST BUY
- THE HOME DEPOT
- BC LIQUOR STORE
- CIBC
- ADIDAS OUTLET
- POPEYES
- WENDY'S
- FATBURGER
- UMAMI SUSHI

COSTCO

CANADIAN TIRE
STAPLES

RIOCAN LANGLEY CENTRE

- PETSMAST
- INDIGO
- BROWN'S
- LEON'S

Willowbrook Station
196 Street

Langley Bypass

CACTUS CLUB
HOMESENSE

SUBJECT PROPERTY

10

Langley City Centre Station
203 Street

200 Street

 - FUTURE SURREY - LANGLEY SKYTRAIN EXTENSION

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