

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 January 1, 2027

Suite 200B 6,351 sf Available January 1, 2027

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

Option 2

Suite 200 3,769 sf Available January 1, 2027

Suite 210 8,938 sf Available January 1, 2027

Suite 200 & 210 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 **LEASED**

Suite 340 8,270 SF Available March 1, 2027

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 50 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

COMPLEX FEATURES & AMENITIES



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

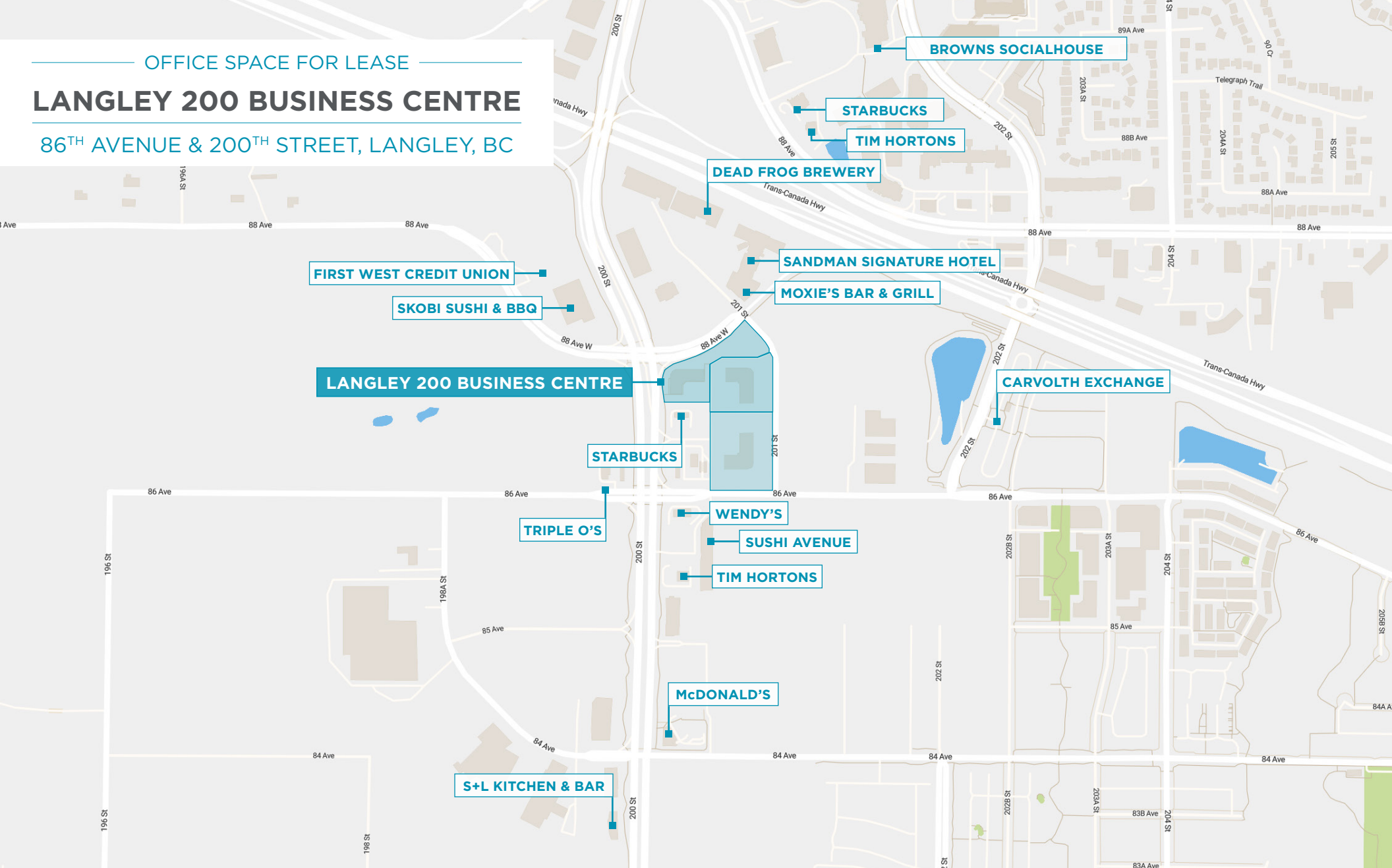


Mitchell Group maintains a diverse portfolio of industrial, commercial, office, and residential development projects with a focus on quality construction in every project they undertake. Current real estate projects will total more than one million square feet upon completion. With substantial land holdings for future development in the Fraser Valley, Mitchell Group is one of the prominent developers in the area.

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