



5363 273A Street  
Langley, BC

**RATE REDUCED**

## 4,900 SF Fully Renovated 2<sup>nd</sup> Floor Office Space Centrally Located in NW Langley

Opportunity to lease 4,900 SF of renovated office space in the sought-after and central Gloucester Industrial Estates.

- ▶ 1 Executive Office with Shower
- ▶ 11 Private Offices + 2 Boardrooms
- ▶ Ample Parking on site
- ▶ Flexible Entry Options and Security Features
- ▶ 3 Private Washrooms on the Second Level
- ▶ Available Immediately
- ▶ M-2 Zoning (General Industrial Zone)

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### Unit Description

The space consists of fully renovated second floor office with 11 private offices, 2 boardrooms, an executive office with shower and a large open work area. Featuring ample glazing and stunning views of Mt. Baker, there is flexibility on entrances, washrooms, and hours of availability/access.

### Building Description

The building is highly secure with fob entry throughout the premise and automatic lighting. The previous tenant utilized two entrances to the space including their own private 24-hour entrance and a main entrance including common area lobby, handicap lift access and keyless fob entry.

### Location

The property is situated in the heart of Gloucester Industrial Estates, providing convenient access to the Trans-Canada Highway at the 264 Street Interchange as well as Highway 13, Highway 10 and Fraser Highway, all of which are major transportation routes connecting to Metro Vancouver. The Canada/US border is only a 20-minute drive south along Highway 13, which offers quick access to and from the United States via the Lynden-Aldergrove Border Crossing.

#### Available Area

4,900 SF

#### Net Lease Rate

~~\$19.75 PSF~~ \$18.50 PSF

#### Taxes & Operating Costs

\$5.00 PSF (2024 est.)

#### Availability

Immediate

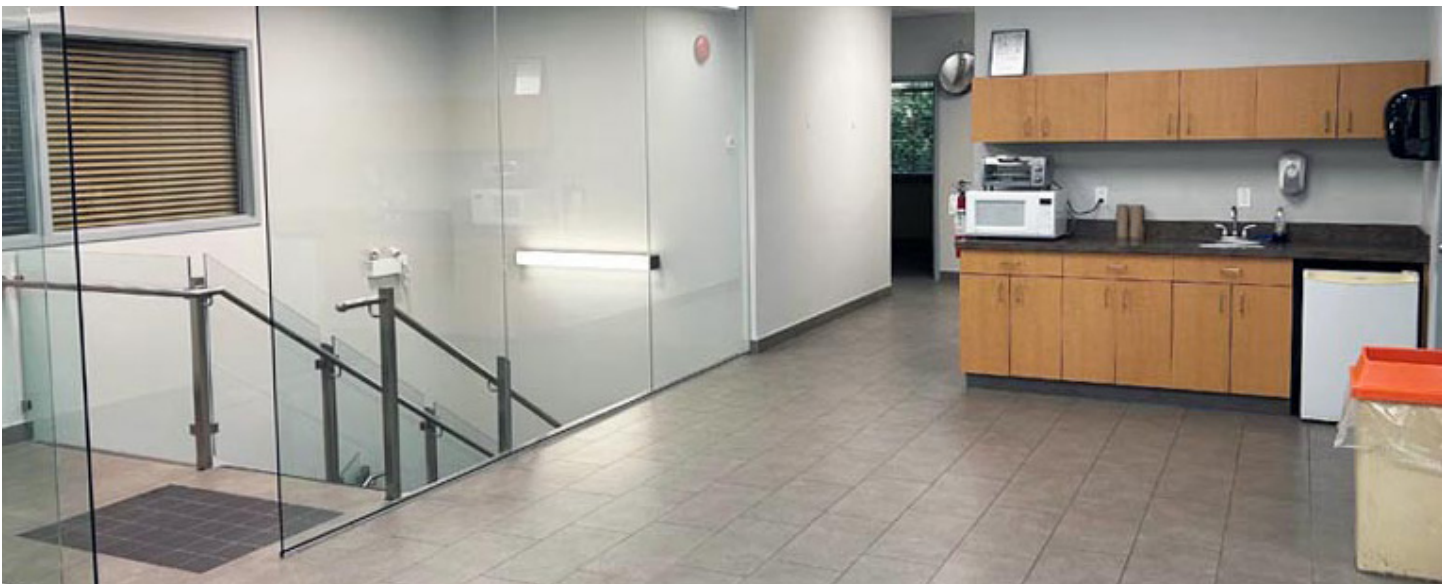
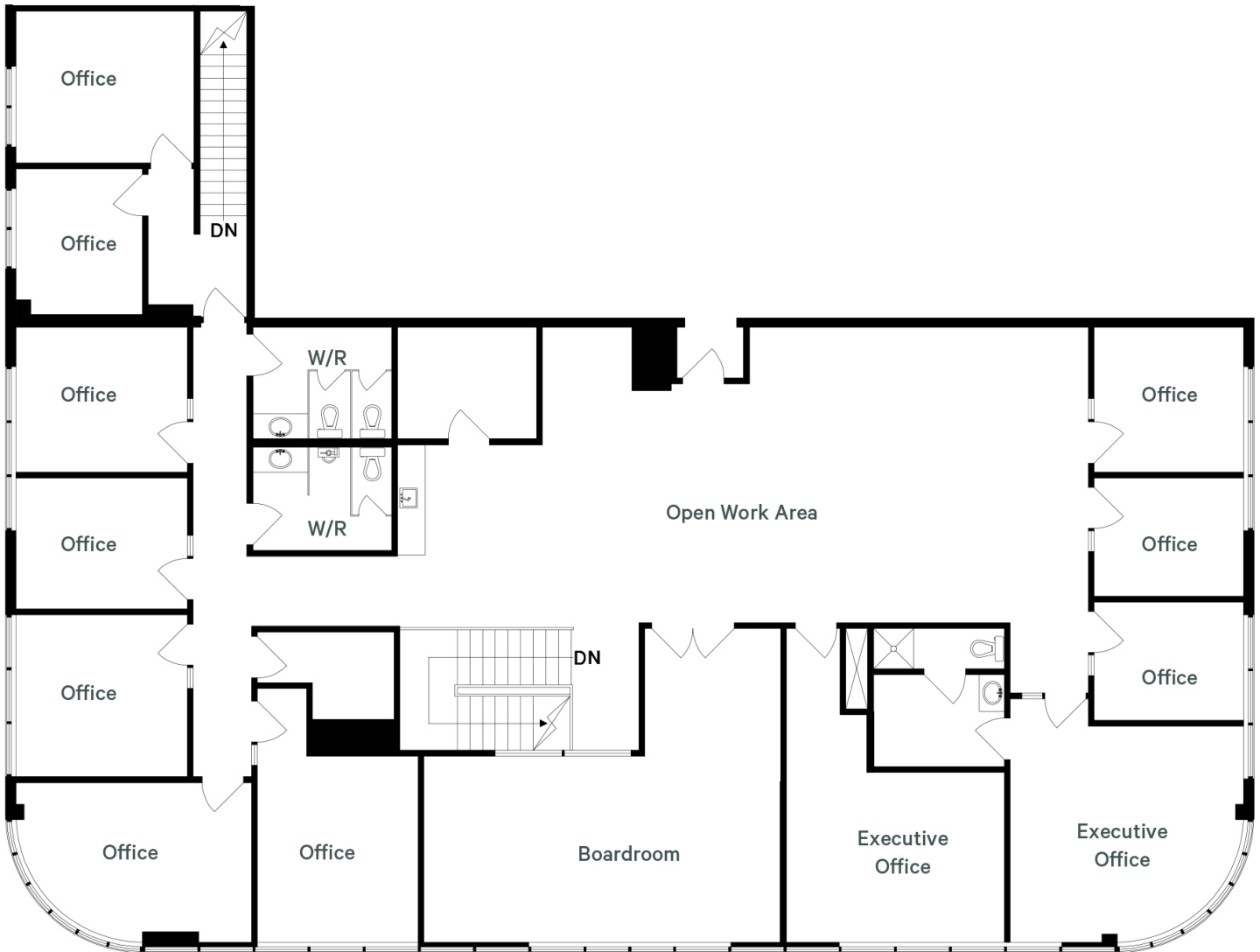
#### Zoning

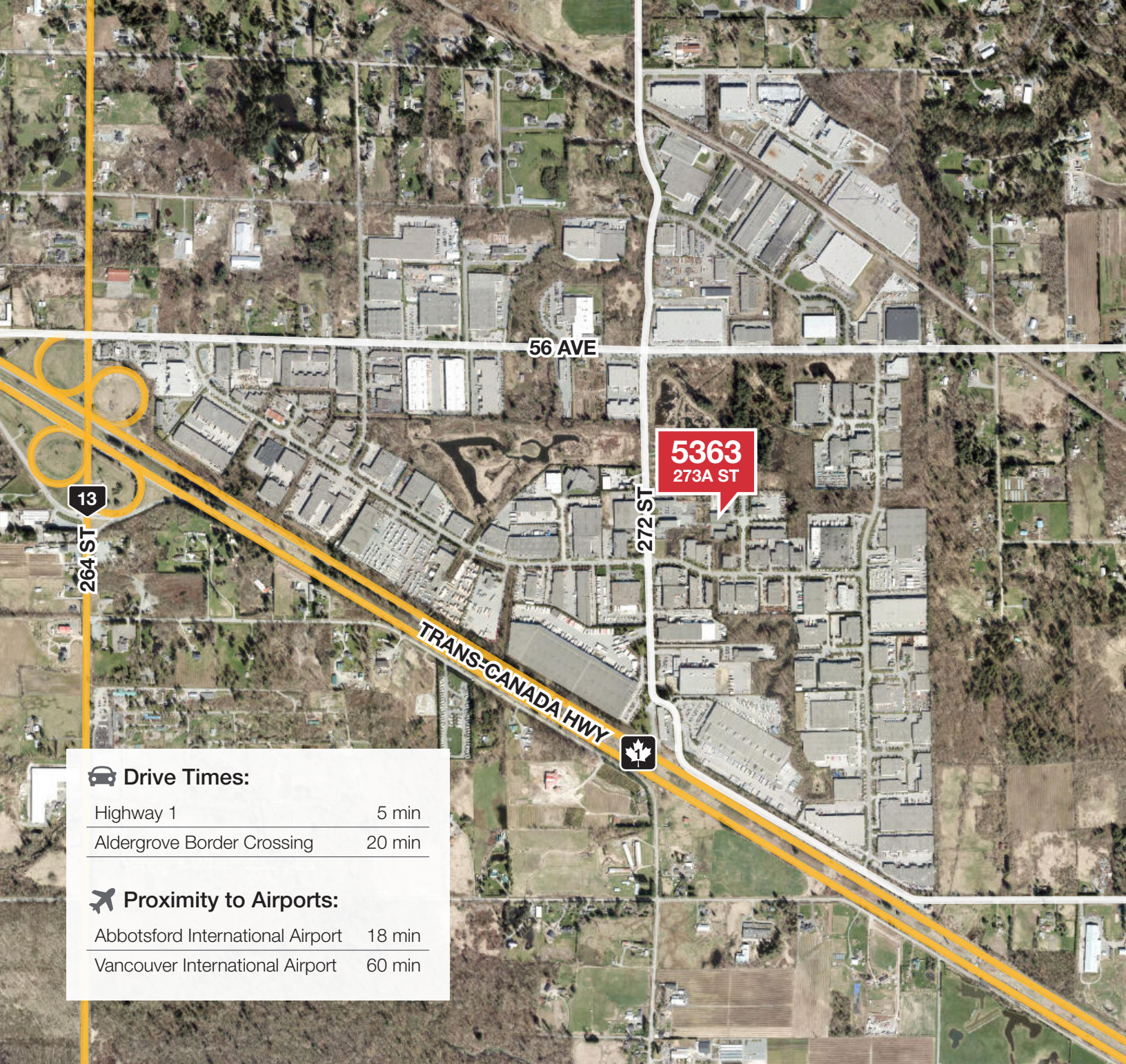
M-2 (General Industrial Zone) allows for a wide range of industrial and service industrial uses, including but not limited to:

- ▶ Brewery or distillery
- ▶ Commercial recreation, instruction & entertainment
- ▶ Service industrial uses
- ▶ Printing & publishing
- ▶ Vehicle body, repair & servicing
- ▶ Veterinarian clinic
- ▶ Warehousing, wholesaling & storage
- ▶ Workshop

# Floor Plan

4,900 SF





**5363**  
273A ST

**🚗 Drive Times:**

Highway 1	5 min
Aldergrove Border Crossing	20 min

**✈️ Proximity to Airports:**

Abbotsford International Airport	18 min
Vancouver International Airport	60 min

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