

# FOR LEASE



## COMMERCIAL PROPERTIES GROUP

Move-In Ready Office Space  
with Flexible Demising Options



104 & 105 - 8047 199 Street, Langley

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# OPPORTUNITY

Position your business in a premium ground-floor office opportunity in the heart of Willoughby's thriving commercial corridor. Located at 8047 199 Street, this 2,706 SF professionally improved office space offers immediate functionality with high-quality existing improvements and flexible configuration options.

The premises are currently combined into one efficient, contiguous workspace, ideal for teams seeking a turnkey environment. Alternatively, the unit can be easily demised into two separate offices (1,044 SF and 1,662 SF), providing flexibility for a range of users—from professional services firms to medical and administrative groups.

Recent upgrades, including fresh paint throughout and new flooring in Unit #104, enhance the modern, clean aesthetic. The inclusion of built-in cabinetry and modular workstation furniture further reduces tenant setup costs, allowing for a seamless and expedited occupancy.

Strategically located with direct access to 200 Street and Highway 1, the property benefits from exceptional connectivity and proximity to a growing base of amenities, making it an ideal choice for businesses prioritizing both employee convenience and client accessibility.



2,706 Sq. Ft. combined ground-floor office opportunity



CD-57 Comprehensive Development



Professional building in a high-growth commercial area & ideal for professional, medical or administrative users



Demisable into two units:  
- Unit #104: 1,044 Sq. Ft.  
- Unit #105: 1,662 Sq. Ft.



Fully improved, move-in ready office space with functional layout



Asking rent: \$28.00 PSF



8 parking stalls (combination of underground and surface)



Ground-floor exposure with excellent accessibility



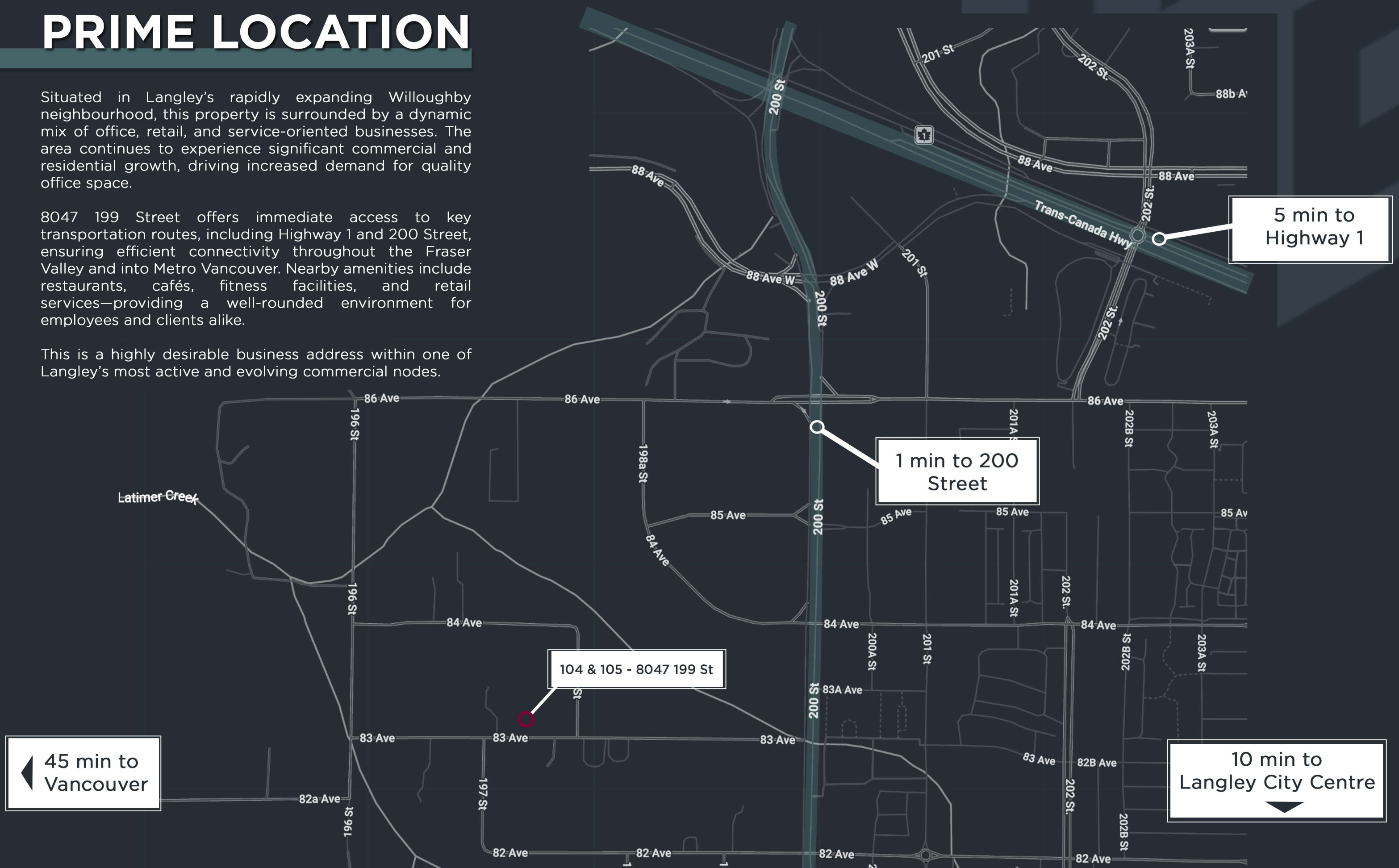
Additional Rent: \$14.00 PSF

# PRIME LOCATION

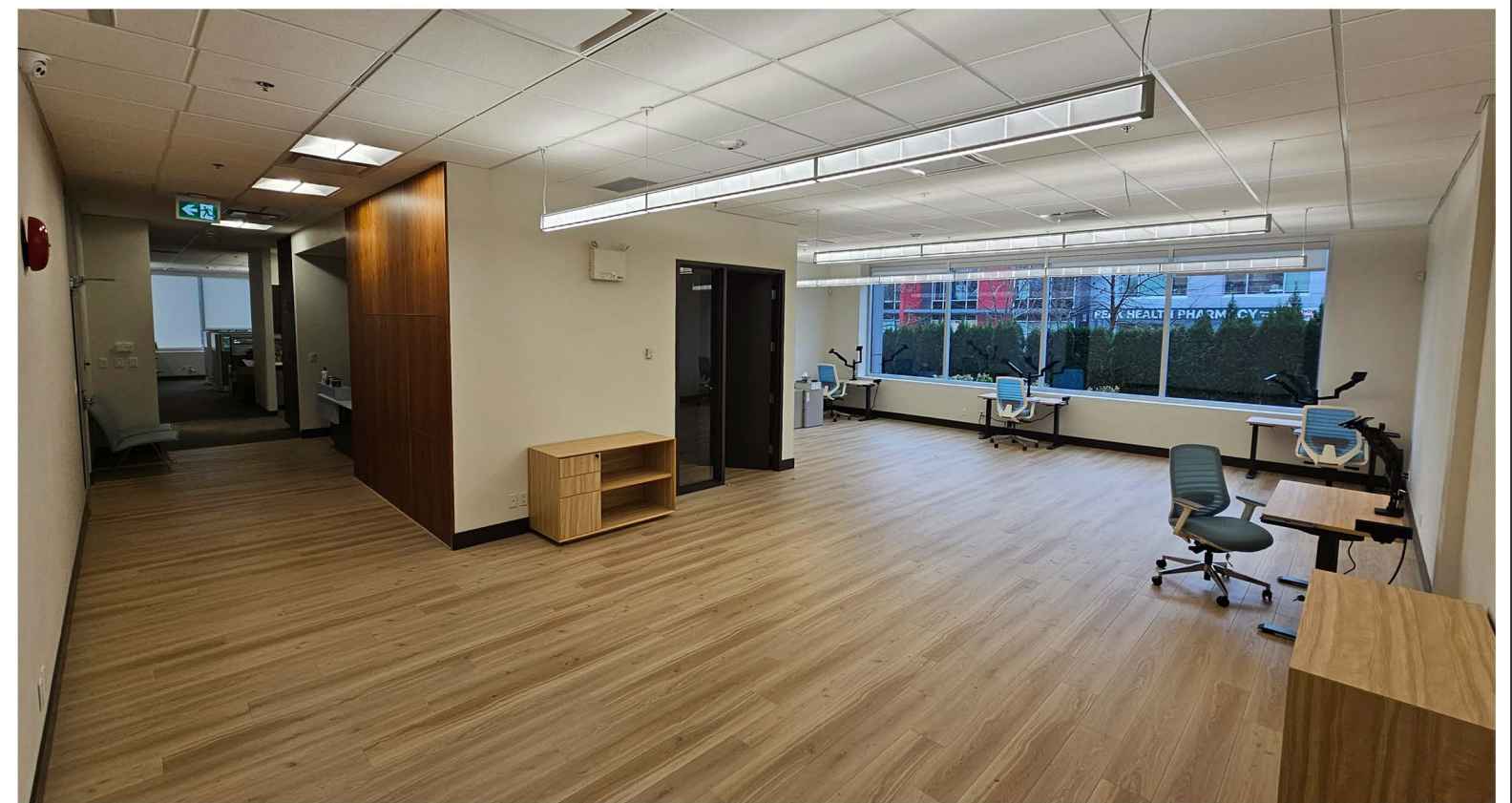
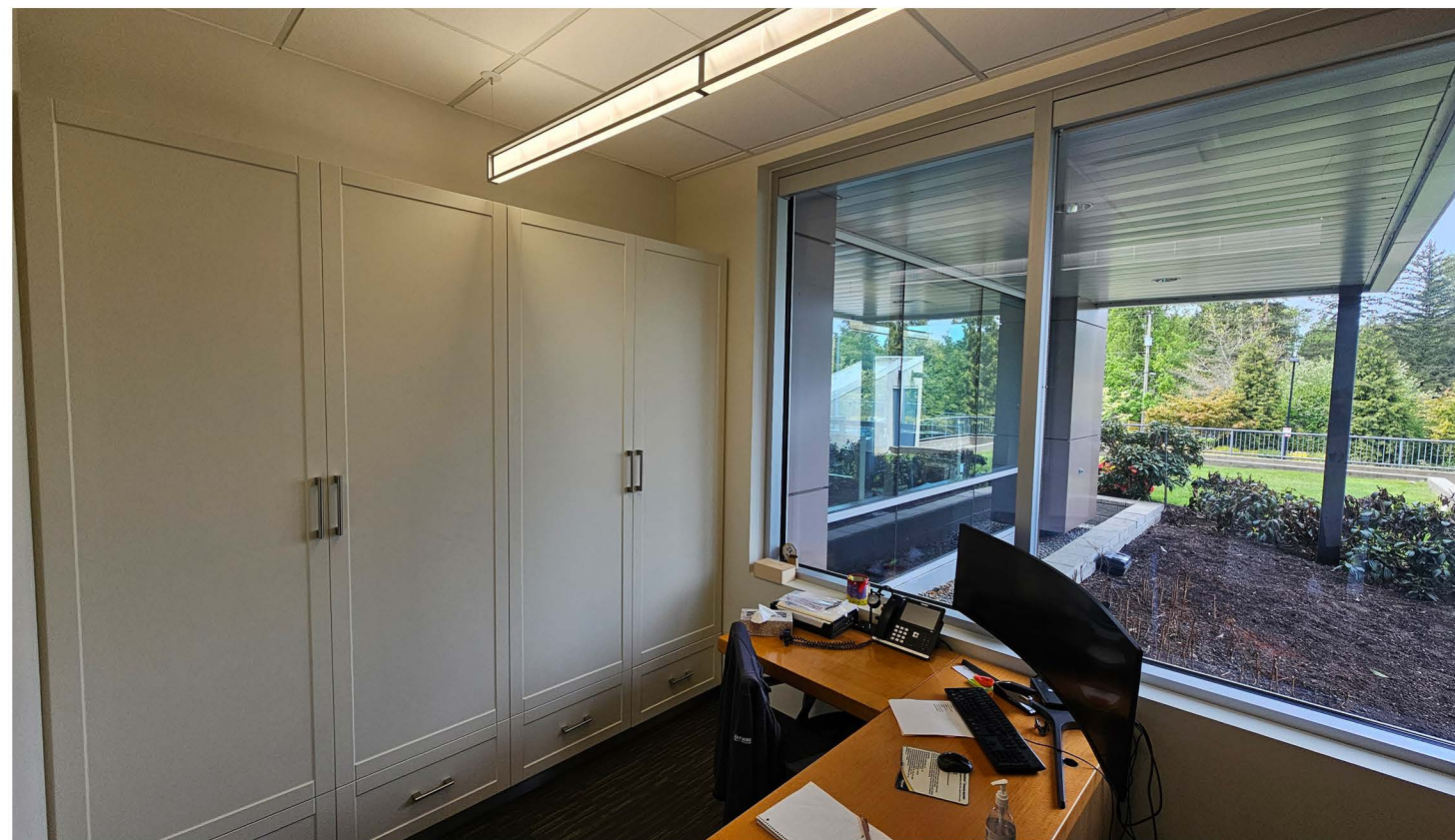
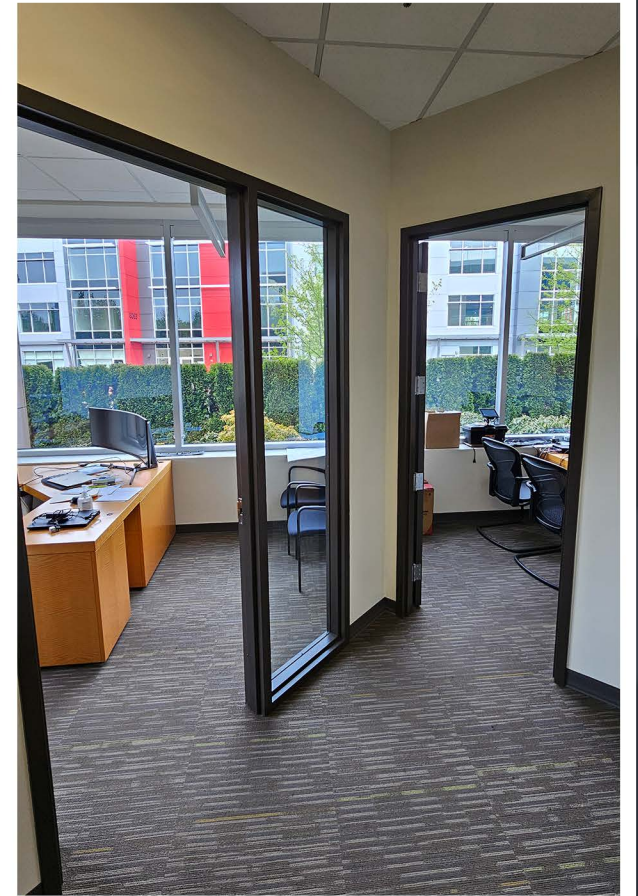
Situated in Langley's rapidly expanding Willoughby neighbourhood, this property is surrounded by a dynamic mix of office, retail, and service-oriented businesses. The area continues to experience significant commercial and residential growth, driving increased demand for quality office space.

8047 199 Street offers immediate access to key transportation routes, including Highway 1 and 200 Street, ensuring efficient connectivity throughout the Fraser Valley and into Metro Vancouver. Nearby amenities include restaurants, cafés, fitness facilities, and retail services—providing a well-rounded environment for employees and clients alike.

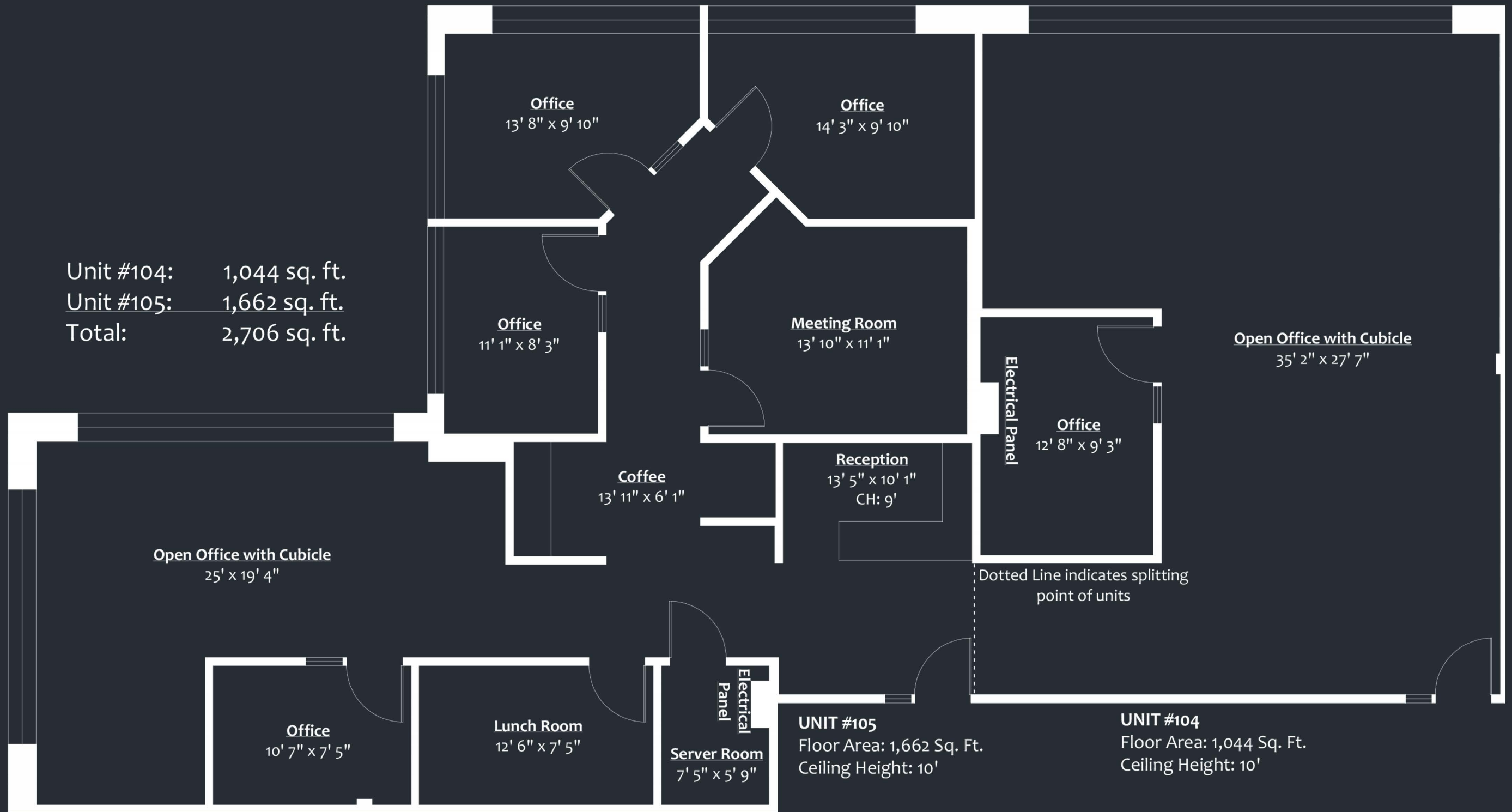
This is a highly desirable business address within one of Langley's most active and evolving commercial nodes.



# PHOTOS



# FLOORPLANS





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