



theXchange

the place where people and ideas intersect.

Introducing Langley's newest commercial office and retail opportunity. theXchange offers two office buildings, progressively designed to bring an urban business experience to a suburban market. Located next to one of Langley's best transportation hubs, transit makes it easily accessible for customers, clients, and staff. Great restaurants and other amenities are conveniently nearby. Designed and built by two local, and highly respected developers, theXchange represents decades of experience with deep roots in the community.





approachable
design.
welcoming hub.

- Occupancy Q1 2021
- Available office spaces ranging from 1,000 - 50,000 sq. ft. plus approximately 5,000 of street front retail
- Located next to the Carvolth Transit Exchange
- Located at 86th Ave and 201st Street in Langley, theXchange offers quick access to Highway 1
- Bringing an urban experience in to a suburban market with high-end finishes and sleek design
- Within walking distance to a variety of retailers, restaurants and entertainment
- Plentiful surface and secured underground parking available, including electric car charging stations
- Position your business to attract top talent with a modern workspace and convenient accessibility to transit exchange
- Exceptional quality construction from a local Langley builder

a progressive business community.

The contemporary architecture attracts innovative businesses and forward-thinking entrepreneurs. Big ideas thrive in this community of like minds, setting the stage for excellent opportunities to network.

TAKE IT OUTSIDE

Buildings connected to a small plaza of benches, picnic tables and parking, where tenants can enjoy lunch and conversation outdoors.

PRIVATE PATIOS

Select spaces on the top floor of each building offer large private, covered patios for tenant enjoyment. Extra reasons to visit and linger.

SURROUNDED BY NATURE

Landscaped paths, ponds and a network of trails wind through the Carvolth community.

OUTDOOR EVENT SPACE

The landscaped common space between buildings could serve as an excellent area for festivals, networking and community events.



your connected neighbourhood.

As a major transportation hub, the Carvolth Exchange neighbourhood is a city within the city of Langley. With a variety of retailers, restaurants, and entertainment nearby, you'll find everything on your list. Dining options range from fast food favourites to hip lounges and bars.

RESTAURANTS

- 1 Browns Socialhouse
- 2 Moxie's Grill and Bar
- 3 Starbucks x2
- 4 Tim Hortons x3
- 5 Whitespot
- 6 S+L Kitchen & Bar
- 7 The Keg
- 8 Sushi Avenue
- 9 Sushi to Go
- 10 The Italian Osteria & Cheesebar
- 11 Marketplace IGA
- 12 Save-On-Foods
- 13 Shopper's Drug Mart
- 14 Walnut Grove Liquor Store
- 15 Edible Arrangements

SERVICES

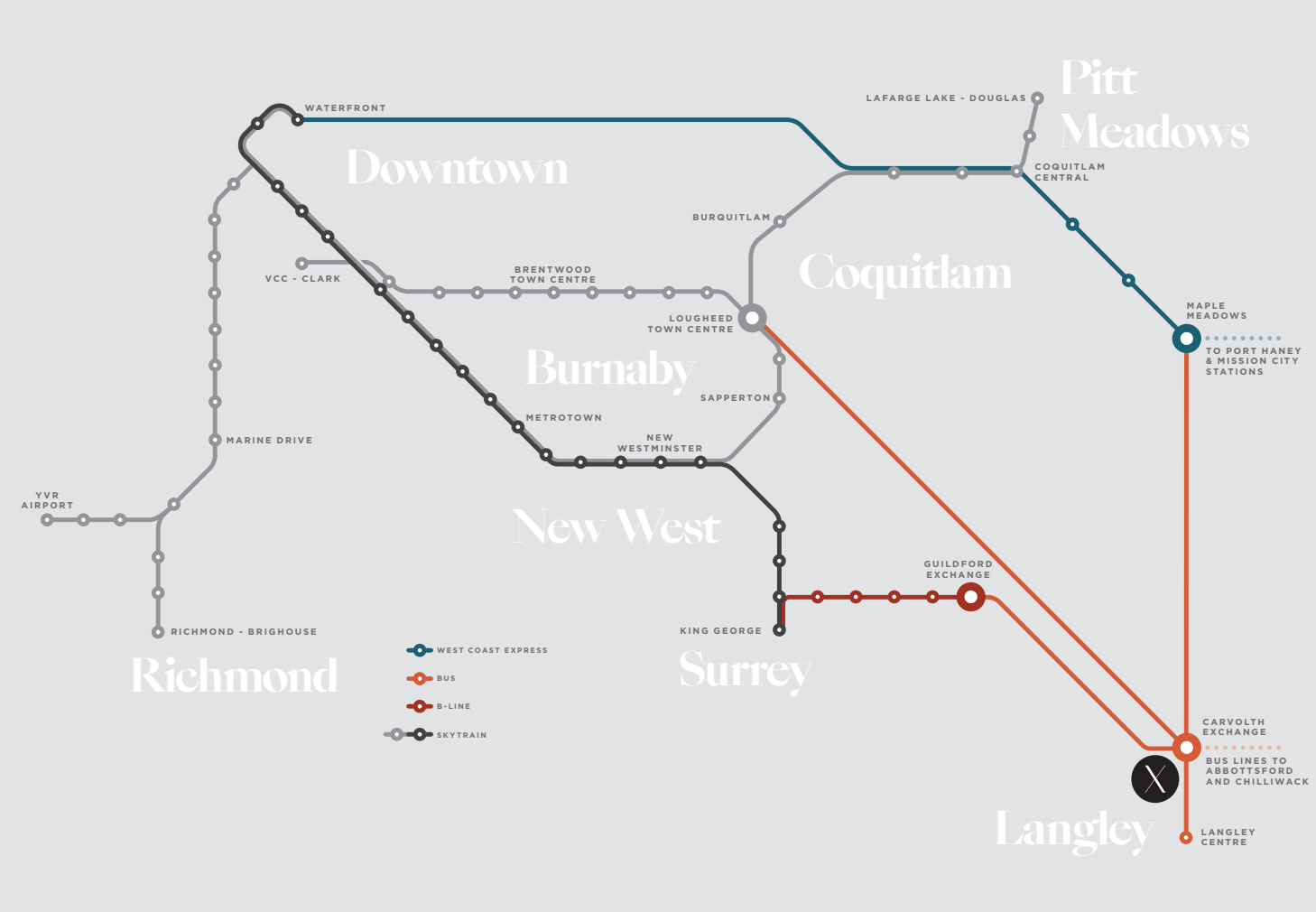
- 16 Sandman Signature Hotel
- 17 Vancity Credit Union
- 18 RBC Royal Bank
- 19 CIBC Branch
- 20 First West Credit Union
- 21 Canada Post
- 22 BMO
- 23 Sandman Hotel

ENTERTAINMENT

- 24 Gold's Gym
- 25 Colossus Cineplex Cinemas
- 26 Langley Events Centre

SHOPS





prime location. easy accessibility.

Langley is one of Metro Vancouver’s most vibrant suburban communities, and the Carvolth Exchange and Park & Ride is its largest transit hub. The location puts your business within steps of commuting consumers and makes it easy for employees to get to work. Such proximity to transit gives businesses a competitive edge in attracting, hiring, and retaining great staff.

DESTINATION	DRIVE TIME	BY TRANSIT
Willowbrook	9 mins	16 mins
Pitt Meadows	15 mins	30 mins
Guilford	13 mins	20 mins
Abbotsford	22 mins	31 mins
Maple Ridge	22 mins	40 mins
Surrey City Centre	18 mins	35 mins
Metrotown, Burnaby	43 mins	54 mins
Coquitlam Centre	27 mins	46 mins
Vancouver City Centre	47 mins	1 hr 13 mins
Chilliwack	45 mins	1 hr 10 mins

development team.

INFINITY PROPERTIES

This family business has deep roots in the Fraser Valley. President Tim Bontkes, born and raised in Langley, grew up living and breathing construction before training as a civil engineer. Today, under his direction, Infinity is synonymous with craftsmanship, collaboration, and community.

REMAX

RE/MAX Commercial properties will take your business goals to the next level. Their experts have extensive local knowledge and offer comprehensive, one-on-one service. Let them find the ideal location for starting, growing, or expanding your business.

BENCHMARK

Benchmark brings over 20 years of expertise in commercial real estate throughout Langley, Coquitlam, Squamish, Surrey, Vancouver, and the Fraser Valley. The firm works to develop thriving business communities and human-focused workplaces.

LARRY PODHORA ARCHITECT

Having earned more than 30 industry awards of excellence, Larry is a passionate advocate for building design. With three decades of experience, he continues the tradition of excellence at the Krahn Group of Companies.

FORM COLLECTIVE INTERIOR DESIGN

This design team are masters of form. They create, manipulate, and re-arrange form to pair it with function, ensuring that spaces look beautiful and work seamlessly to make life easier. By collaborating with clients, they come up with the perfect solution for every space.



INFINITY
P R O P E R T I E S



This information is subject to change, including but not limited to renderings, floorplans, design items, and occupancy dates.