

**NAI Commercial**

**AVAILABLE  
IMMEDIATELY**



**20385 64<sup>th</sup> Avenue, Langley, BC**

## FOR LEASE

- ▶ Office space available on 64<sup>th</sup> Avenue next to the Langley Costco
- ▶ 1,133 SF to 3,188 SF space on the Main, 2<sup>nd</sup> and 3<sup>rd</sup> floors
- ▶ 166 parking stalls available
- ▶ Zoning: M-11 Business Park



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**NAI Commercial (Langley) Ltd.**

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# 20385 64<sup>th</sup> Avenue, Langley, BC

## Property Details

Office space available on 64<sup>th</sup> Avenue next to the Langley Costco! Located near the retail core of Langley with 166 parking stalls available. Easy access to amenities, highways and transit. Landlord improvement inducements available for those units requiring a build out. M-11 zoning supports most business park uses. Existing tenants include medical, pharmacy, accounting, legal, financial services, dance studio and religious.

<b>Basic Rent:</b>	\$23.00 – \$30.00/SF
<b>Additional Rate:</b>	\$15/SF
<b>Availability:</b>	Immediate

## Main Floor Availability

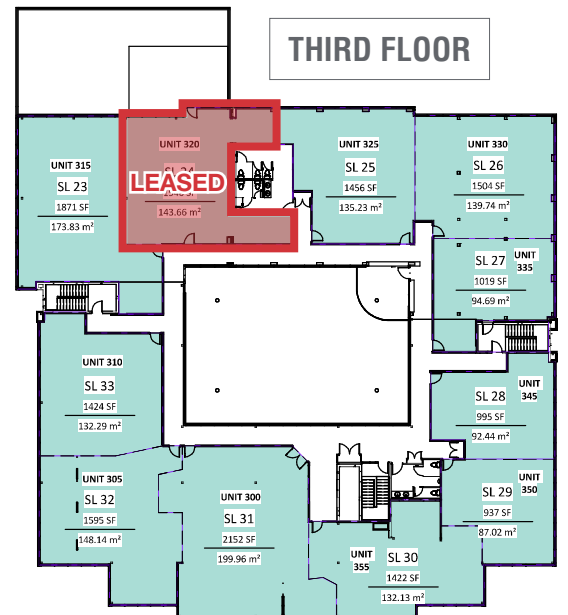
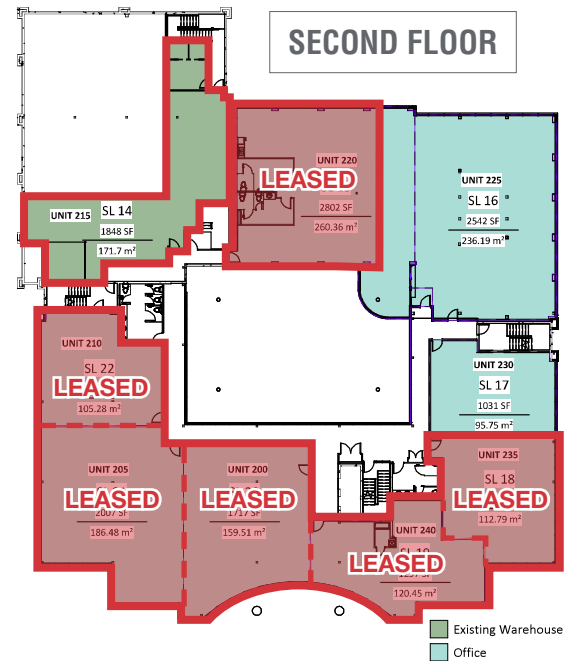
Unit #	Usable SF	Monthly Total + GST
160	3,188 SF	\$11,955.00

## Second Floor Availability

Unit #	Usable SF	Monthly Total + GST	Status
<del>200</del>	<del>1,717 SF</del>	<del>\$5,079.46</del>	<del>LEASED</del>
<del>205</del>	<del>2,007 SF</del>	<del>\$5,537.38</del>	<del>LEASED</del>
<del>210</del>	<del>1,133 SF</del>	<del>\$3,351.79</del>	<del>LEASED</del>
<del>235</del>	<del>1,214 SF</del>	<del>\$3,793.75</del>	<del>LEASED</del>
<del>240</del>	<del>1,297 SF</del>	<del>\$3,836.95</del>	<del>LEASED</del>
215	1,848 SF	\$5,852.00	Available
<del>220</del>	<del>2,030 SF</del>	<del>\$6,005.42</del>	<del>LEASED</del>

## Third Floor Availability

Unit #	Usable SF	Monthly Total + GST	Status
<del>320</del>	<del>1,540 SF</del>	<del>\$4,831.25</del>	<del>LEASED</del>







**SMART CENTRES LANGLEY**



- WALMART
- LONDON DRUGS
- HOME DEPOT
- BEST BUY
- SAVE-ON-FOODS
- BCLIQUOR
- CIBC / FATBURGER
- WENDY'S / MCDONALD'S
- POPEYES / PITA PIT

**20385**  
64 AVE



CANADIAN TIRE / STAPLES

**RIOCAN LANGLEY CENTRE**

- STARBUCKS
- LEON'S FURNITURE
- INDIGO
- PETSMART
- BROWNS SOCIALHOUSE
- MILESTONES

- CACTUS CLUB
- OLIVE GARDEN
- TRIPLE O'S
- MONTANA'S BBQ
- FIRECRUST PIZZA
- NANDO'S PERI-PERI
- DAVID'S BRIDAL
- RW&CO
- MARK'S SHOES
- MARSHALLS & HOMESENSE
- GOLF TOWN
- RONA

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