



#228 - 20316 56th Avenue, Langley, BC

FOR SUBLEASE

- ▶ Two-storey, steel & concrete office building with elevator
- ▶ Located in Langley City's downtown core, close to all amenities
- ▶ Fully air conditioned
- ▶ Reserved and visitor parking



VALLEY COMMERCIAL TEAM

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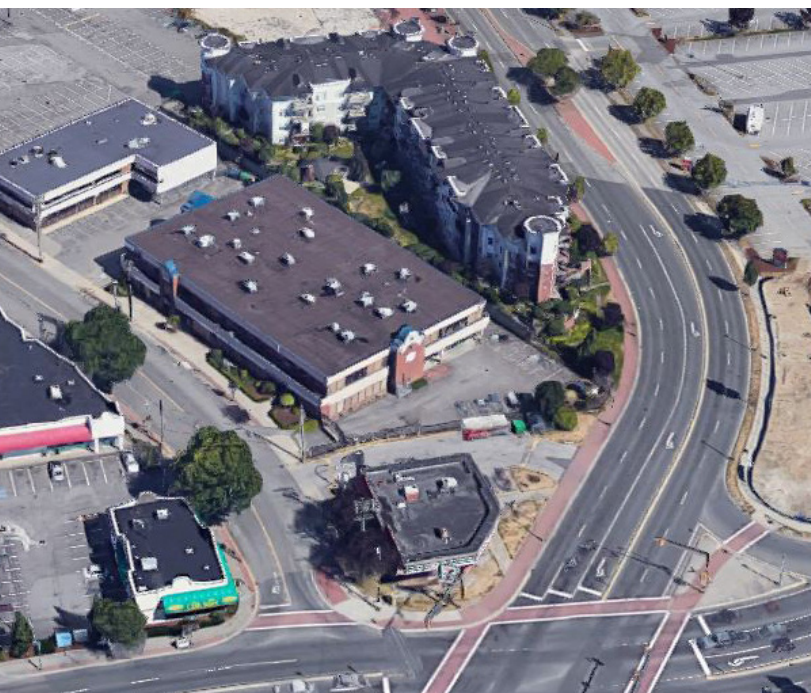
Langley, BC

Property Summary

Leasable Area:	2,149 SF
Zoning:	C-1
Year Built:	1978
Basic Rent:	\$17.25/SF
Additional Rate:	\$13.53/SF
Monthly Rent:	\$5,511.14 plus GST
Availability:	30-60 days

Property Description

Second floor office space (2,149 Sf) located in the heart of downtown Langley City, this professional office suite offers a bright, efficient layout within a well-maintained two-storey building. Includes Reception area, 6 private offices, boardroom, and open work area. Elevator-served, fully air-conditioned space with common washrooms. On-site gated parking along with plenty of street parking. C1-Commercial zoning, suitable for a wide range of professional and service-oriented uses. Strong surrounding tenant mix including law offices, social services, accountants, IT, financial services, hair salon and print shop. Walkable location close to City Hall, restaurants, and public transit.





 City Centre Square

Cascades Casino


 value village
SHOP. REUSE. REIMAGINE.

SUBJECT PROPERTY

FRASER HWY

56 AVE

203 ST

 City of Langley Library

DOUGLAS CRES

 Douglas Park

Langley Lawn Bowling Club

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