

**AVISON
YOUNG**

For Lease

**20486 64th Avenue
Langley, BC**



Opportunity to lease 1,711 sf –
4,577 sf of office space centrally
located in Langley

Ilya Tihanenoks, Principal
604 260 1869
ilya.t@avisonyoung.com

Gord Robson*, Principal
604 647 1331
gord.robson@avisonyoung.com
**Personal Real Estate Corporation*

Riley Stephen, Sales Assistant
604 757 4924
riley.stephen@avisonyoung.com

Opportunity

Avison Young is pleased to present the opportunity to lease 1,711 sf – 4,577 sf of second-floor office space within a well-maintained two-storey office building. Strategically situated on the corner of 64th Avenue and 204th Street, the property has excellent corner-style exposure and provides great signage and branding opportunity.

Property details

AVAILABLE AREA

1,711 sf - 4,577 sf

RENTAL RATE

Please contact listing agents

ESTIMATED OPERATING COSTS (2026)

\$12.00* psf

*Includes 5% management fee

AVAILABILITY FOR FIXTURING

Immediate

ZONING

M-11 (Industrial/Business Park) zoning allows for a wide range of uses, including:














- Business offices
- Institutional uses
- Medical clinics
- Light industrial uses

*Please contact listing team for full details on permitted zoning



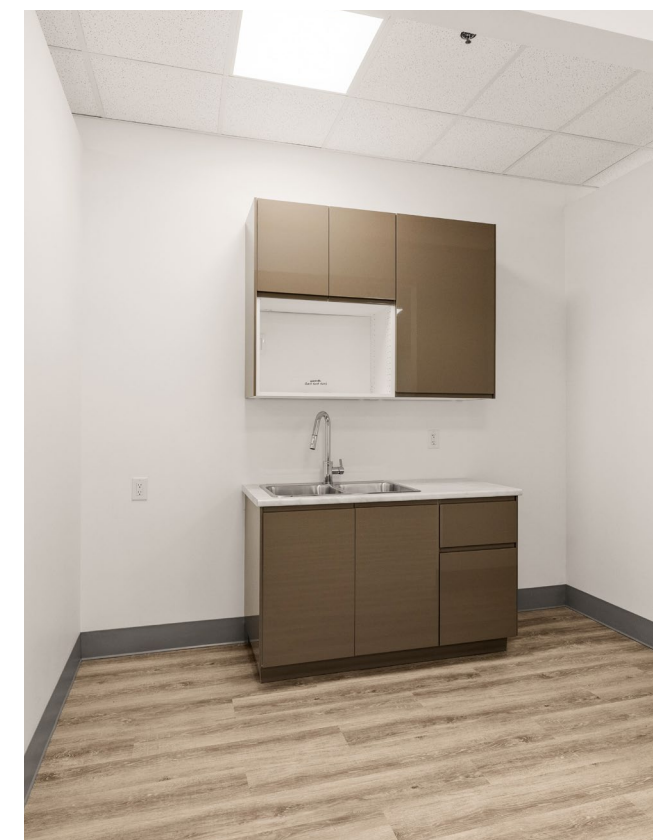


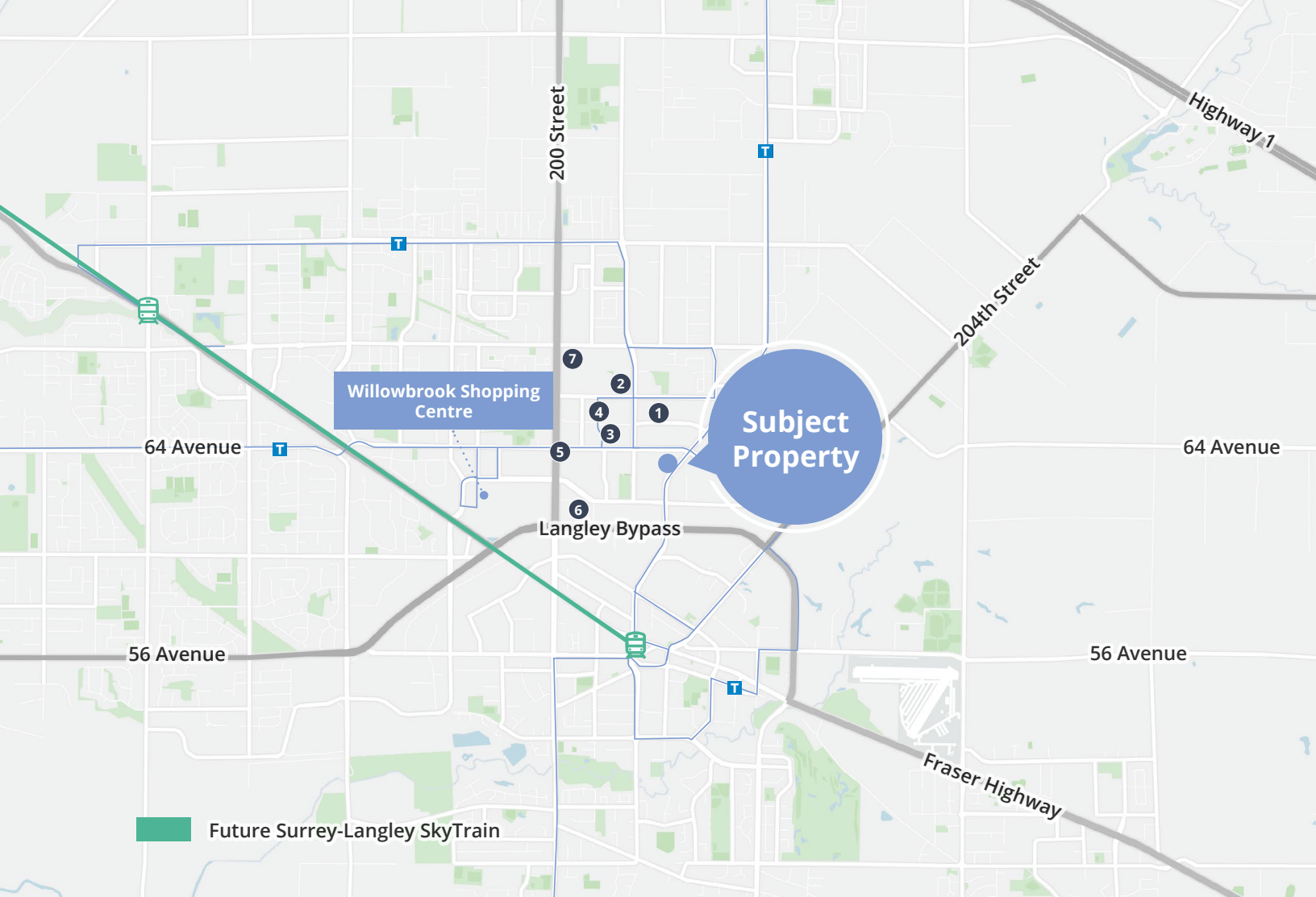
Features

-  Professionally finished office space with enclosed offices, and outdoor deck
-  Newly demised office spaces
-  Abundance of natural light
-  One (1) kitchenette per unit
-  Shared washrooms with showers
-  Fob entry
-  Elevator access
-  HVAC throughout and heating and cooling controls
-  Sprinklered
-  Alarmed
-  Ample parking
-  Pylon signage opportunity
-  Professionally managed and maintained



Floorplan





AMENITIES

- 1 Costco
- 2 Walmart
- 3 Save-On-Foods
- 4 London Drugs
- 5 Canadian Tire
- 6 PetSmart
- 7 Home Depot

TRANSIT ROUTES

- 595** Maple Meadows Station/Langley Centre
- 395** Langley Centre/King George Station
- 531** White Rock Centre/Willowbrook

DRIVE TIMES

Port Kells	10 minutes
US Border	20 minutes
Maple Ridge	25 minutes
Surrey	25 minutes
Downtown Vancouver	40 minutes
YVR	45 minutes

Contact for more information

Ilya Tihanenoks, Principal
604 260 1869
ilya.t@avisonyoung.com

Riley Stephen, Sales Assistant
604 757 4924
riley.stephen@avisonyoung.com

Gord Robson*, Principal
604 647 1331
gord.robson@avisonyoung.com
**Personal Real Estate Corporation*

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

