

The Colliers logo, featuring the word "Colliers" in white serif font on a blue rectangular background with a yellow and red horizontal stripe at the bottom.

Second Floor | 2941 272 Street, Langley | BC

Bright Aldergrove Office for Lease

Discover a thoughtfully designed office space that blends functionality with comfort. This 2,469 SF second-floor unit offers a turnkey opportunity for your business with high-quality improvements and existing furniture available.

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Property Overview

Second Floor			
Rentable Area:	2,469 SF	Zoning:	C2
Net Rent:	\$25.00 PSF	Parking:	On-site parking
Additional Rent (2025):	\$11.50 PSF	Year Built:	2002
Availability:	Immediately		

Key Highlights



Convenient access to Fraser Highway



Located near various amenities



Surface parking available



Adjacent to popular inner-city green space



Bike Score
76

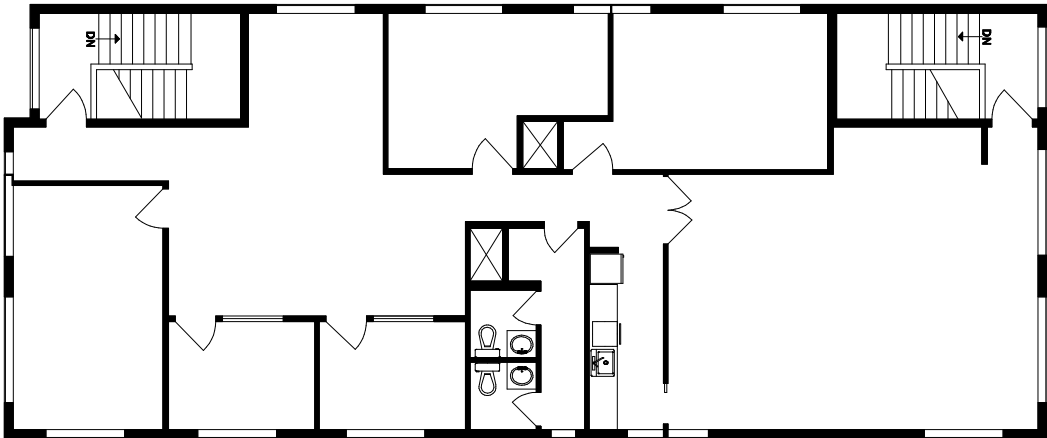


Walk Score
84



Transit Score
81

Floorplan

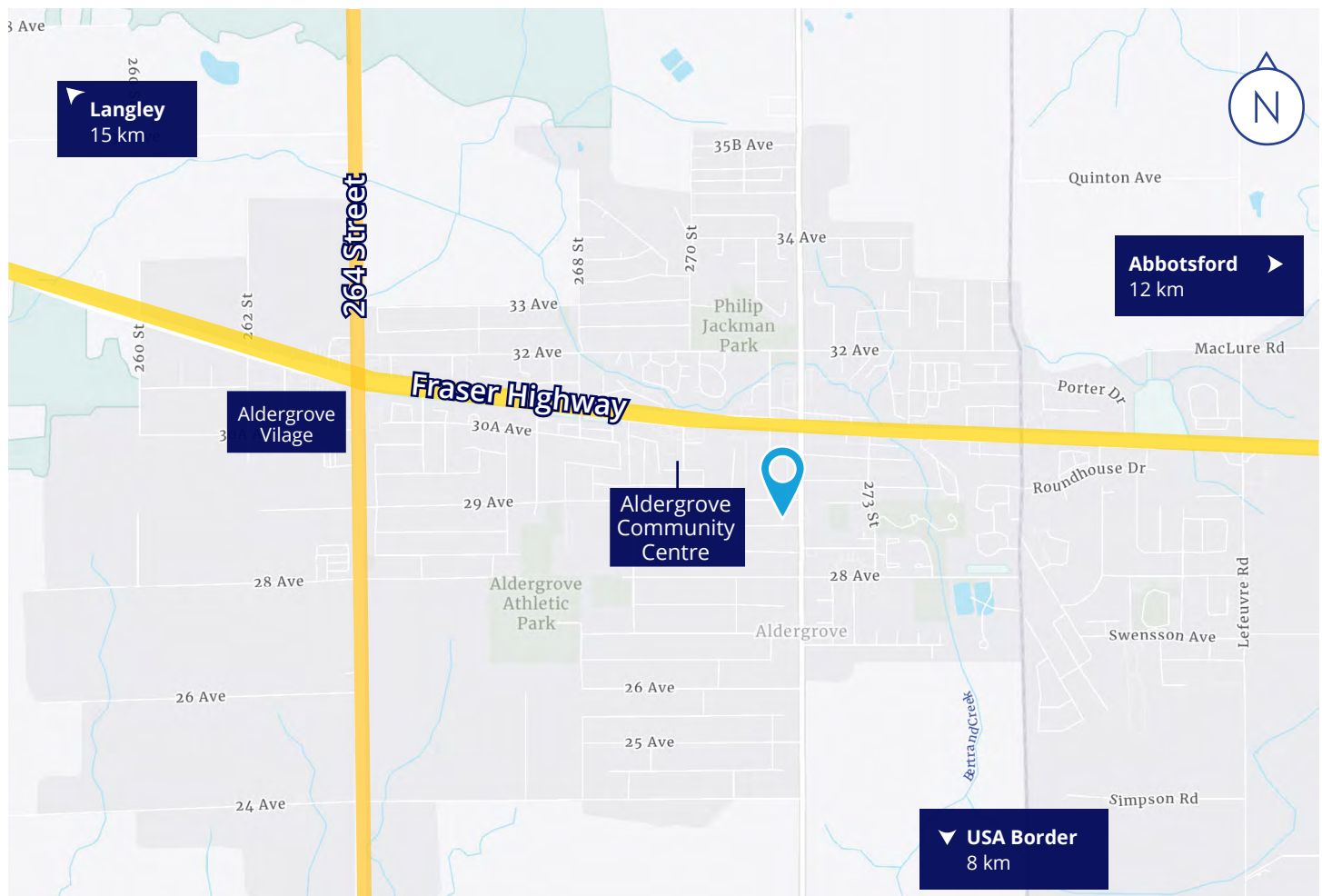


Virtual Walkthrough

Location Overview

Located in the heart of **Aldergrove's town centre**, 2941 272 Street offers convenient access to major routes, amenities, and a growing business community. The property is just minutes from **Fraser Highway and Highway 1 (264th Street interchange)**, providing excellent connectivity across the Fraser Valley and into Metro Vancouver.

Employees and clients alike will appreciate the proximity to **restaurants, cafés, shops, and services** all within walking distance. The location also benefits from **ample street parking and transit accessibility**, making it an ideal choice for professional office users seeking a balance of convenience and small-town charm.





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