



# BAYTREE CENTRE

20621 & 20641 LOGAN AVENUE  
LANGLEY, B.C.



Future Langley Centre  
SkyTrain Station



Langley Centre  
Bus Loop

LOGAN AVENUE

56TH AVENUE

BUILDING A

BUILDING B

BUILDING C

## VARIOUS LEASING OPPORTUNITIES

OFFICE UNITS AVAILABLE FOR LEASE IN LANGLEY CITY CENTRE WITHIN CLOSE  
PROXIMITY TO THE APPROVED EXPO LINE SKYTRAIN EXTENSION

**CBRE**

# UNIT A201

## PROPERTY FEATURES

- Corner property with excellent frontage to Logan and 56 Avenue
- 2 blocks from the future SkyTrain station
- Transit at site
- Large surface parking area
- Professionally managed centre with great curb appeal
- Convenient access from all areas of Langley
- Fully HVAC
- Mix of private offices and open work space

## SIZE

3,519 SF

## AVAILABLE

Immediately

## PARKING RATIO

3 stalls per 1,000 SF

## ASKING RENT

\$21.95 PSF

## ADDITIONAL RENT

\$16.20 PSF (2026 Estimate)

## MANAGEMENT FEE

5%

FOR LEASE | UNIT A201 | BAYTREE CENTRE, 20621 LOGAN AVENUE, LANGLEY B.C.



# UNIT B203

## PROPERTY FEATURES

- Corner property with excellent frontage to Logan and 56 Avenue
- 2 blocks from the future SkyTrain station
- Transit at site
- Large surface parking area
- Professionally managed centre with great curb appeal
- Convenient access from all areas of Langley
- Full HVAC
- Mix of private offices and open work space

## SIZE

881 SF

## AVAILABLE

Immediately

## PARKING RATIO

3 stalls per 1,000 SF

## ASKING RENT

\$1,835.00 per month

## ADDITIONAL RENT

\$1,189.35 per month

## MANAGEMENT FEE

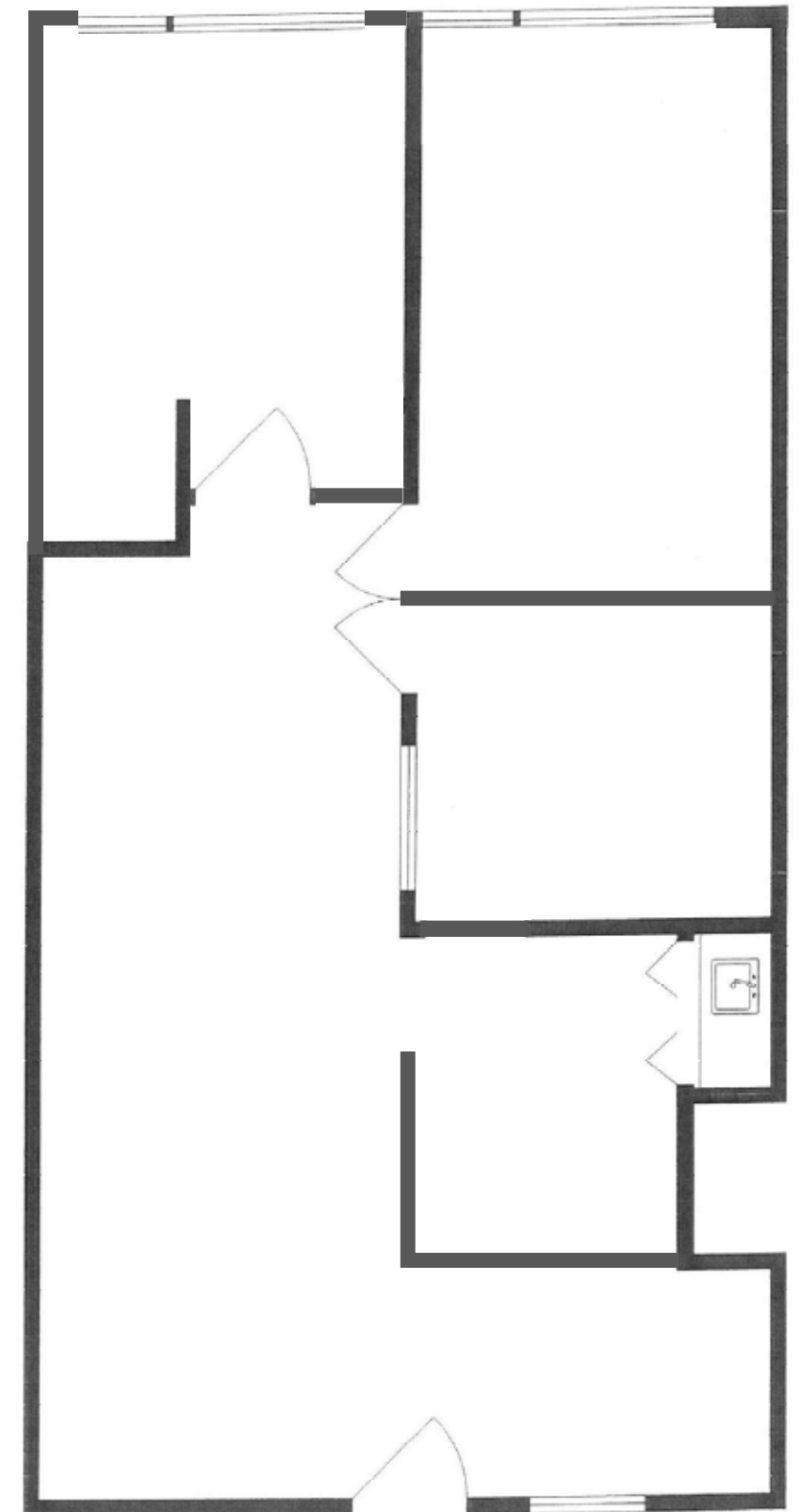
5%



FOR LEASE | UNIT B203 | BAYTREE CENTRE, 20621 LOGAN AVENUE, LANGLEY B.C.

## FLOOR PLAN

UNIT B203  
881 SF



# UNIT B206

## PROPERTY FEATURES

- Corner property with excellent frontage to Logan and 56 Avenue
- 2 blocks from the future SkyTrain station
- Transit at site
- Large surface parking area
- Professionally managed centre with great curb appeal
- Convenient access from all areas of Langley
- Full HVAC
- Mix of private offices and open work space

## SIZE

2,954 SF

## AVAILABLE

October 1, 2025

## PARKING RATIO

3 stalls per 1,000 SF

## ASKING RENT

\$21.95 PSF

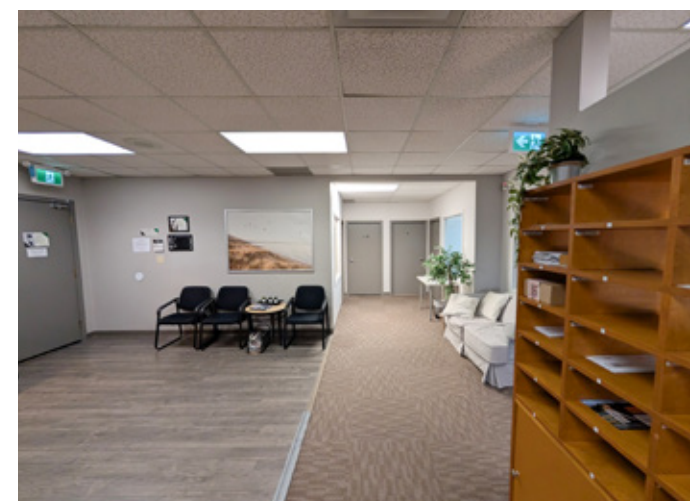
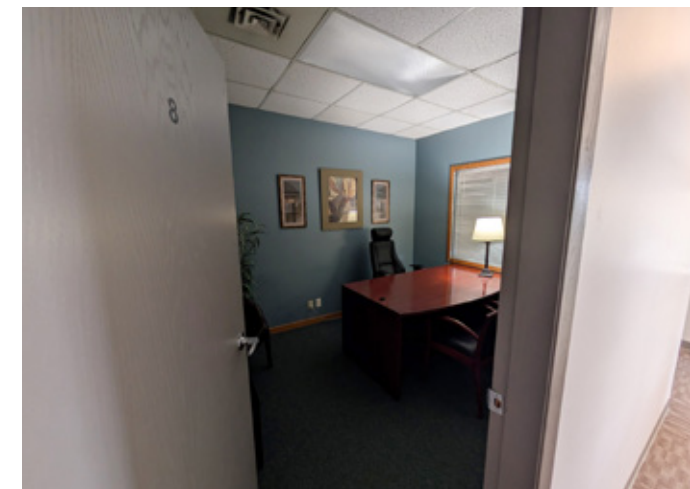
## ADDITIONAL RENT

\$16.20 PSF (2026 Estimate)

## MANAGEMENT FEE

5%

FOR LEASE | UNIT B206 | BAYTREE CENTRE, 20621 LOGAN AVENUE, LANGLEY B.C.



## THE LOCATION

Baytree Centre is conveniently situated in the heart of Langley's city centre along Logan Avenue and 56 Avenue, and is located across the street from the Langley Cascades Casino, which has been approved for a 23,000 sq. ft. expansion. The Property is surrounded by leading retailers, schools, and amenities. In addition, the Property provides immediate access to Fraser Highway and is a 10 minute drive from Highway 1.

The proposed extended Expo Line SkyTrain's terminus station is anticipated to be built at 203 Street, located just 10 minutes away from the Property.



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