



20538 Fraser Hwy | Langley, BC

## FOR LEASE

- ▶ Upper floor professional office (2,352 SF) located in the downtown core of the City of Langley
- ▶ Spacious open concept work area with one private office
- ▶ Professionally finished with ample amenities including kitchenette and two washrooms



## VALLEY COMMERCIAL TEAM

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# Unit 203

## 20538 Fraser Highway

Langley, BC

Size: 2,352 SF

Year Built: 1976

Zoning: C1

Gross Rent: \$22.00/SF

### Property Overview

Upper floor office (2,352 sf) available for lease conveniently located on the southwest side of Fraser Highway in the beautiful downtown core of the City of Langley. This professionally finished office includes spacious open-concept work areas, one private office, a kitchenette and two washrooms, with a pool table for staff socializing and ample room for professional meeting space. The layout offers flexibility for a variety of office users, from collaborative teams to client-facing businesses. Large windows provide excellent natural light, creating a bright and welcoming work environment. The office unit is a walk-up unit with street parking available nearby and is within close proximity to local shops, services, and amenities. Gross lease of \$4,312 per month + GST.



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