

**AVISON  
YOUNG**

# For Lease

Unit 203 – 6350 204th Street  
Langley, BC



Opportunity to lease a 2,148  
sf second-floor office space,  
centrally located in Langley City

**Gord Robson\***, Principal  
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2,148 sf second-floor office space centrally located in Langley City



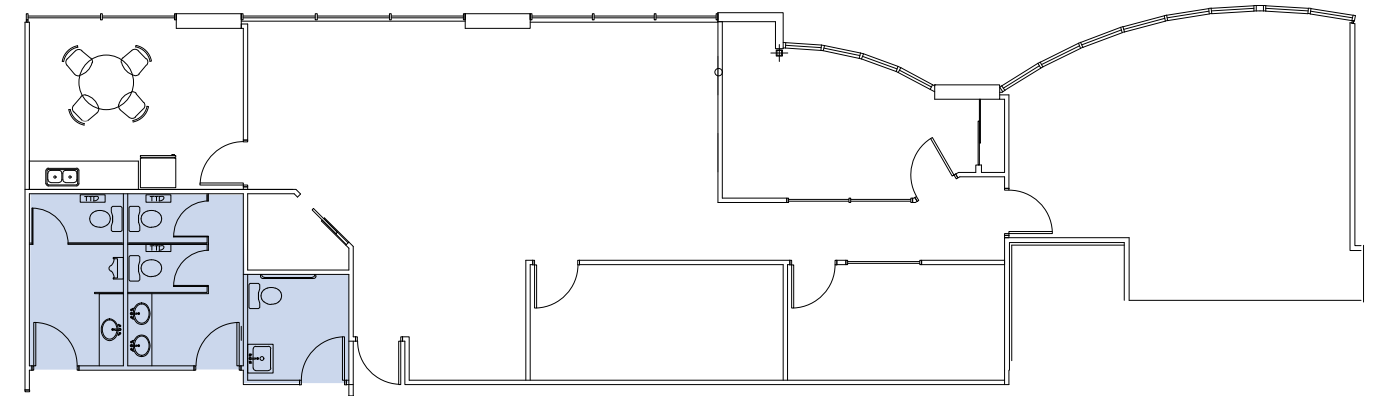
## Opportunity

Avison Young is pleased to present the opportunity to lease a 2,148 sf second-floor office space located off 204th Street in Langley City. Situated just north of the Langley Bypass on the east side of 204th Street, the property offers excellent connectivity to Fraser Highway and Highways 1, 10, 15, and 99. The property is located in an amenity-rich area, just a three-minute drive from the future SkyTrain Expo Line extension into Langley City Centre, and is surrounded by major retailers including Costco, Walmart, London Drugs, and Willowbrook Shopping Centre.

## Highlights

-  Professionally finished office space with enclosed offices
-  Abundance of natural light
-  Shared washrooms
-  Move-in ready
-  Lunchroom and kitchenette
-  Well-maintained property
-  Excellent signage and branding opportunities
-  Proximity to the Fraser Highway, 200th Street and Willowbrook Shopping Centre

## Floorplan



\*Shared washrooms

## Unit details

### UNIT SIZE

2,148 sf

### RENTAL RATE

Please contact listing agents

### ESTIMATED OPERATING COSTS (2026)

\$9.00\* psf

\*Includes management fee

### AVAILABILITY

October 1, 2026

### ZONING

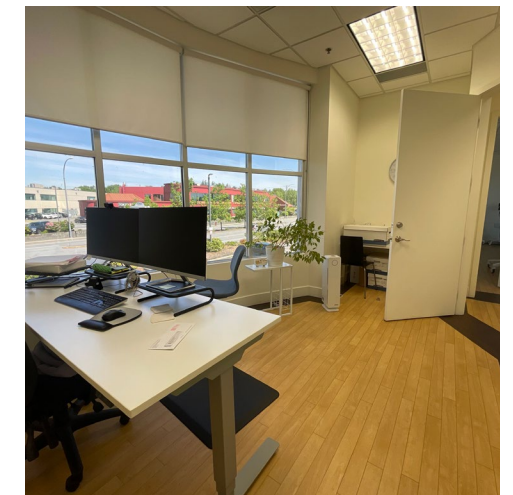
M-11 (Industrial/Business Park) zoning allows for a wide range of uses, including:

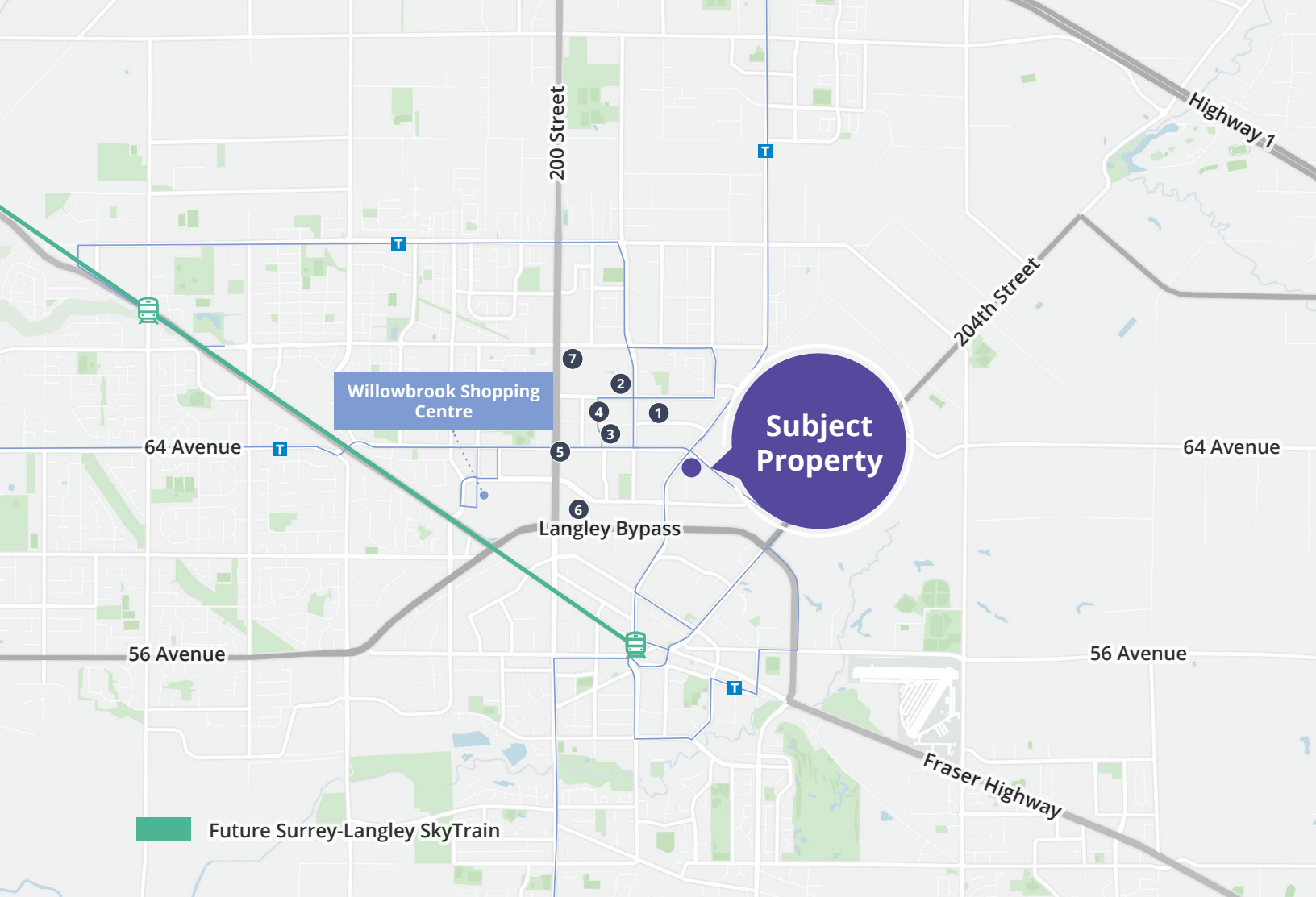
- Business offices
- Institutional uses
- Medical clinics

\*Please contact listing team for full details on permitted zoning

### PARKING

Ample parking





## 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

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