FOR LEASE!

Walnut Grove Commerce Centre

Unit 211, 9440 - 202nd Street, Langley, BC

This 3,407 sq ft unit has 3 offices, a boardroom, lunchroom and the rest is open work area.

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BUILDING NAME & ADDRESS

Walnut Grove Commerce Centre

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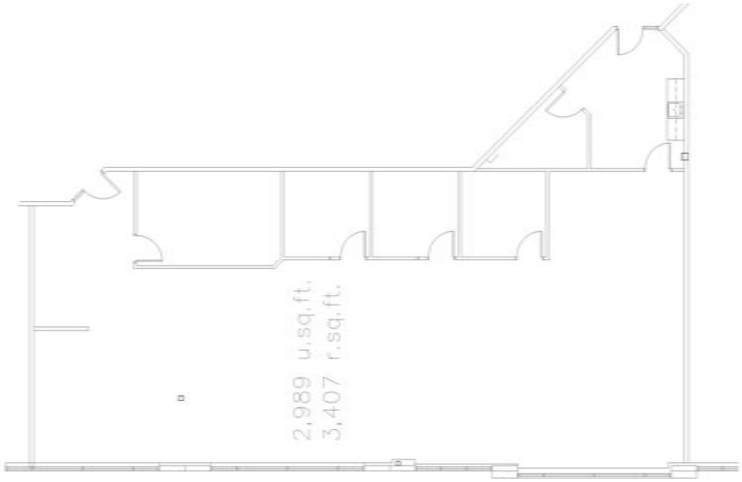
LOCATION

Located just off Highway #1 near the 200th Street interchange in northwest Langley. Langley's premier office building is close to restaurants, shopping, superior leisure amenities and the Colossus Theatres. On route to the new Golden Ears Bridge to Maple Ridge.

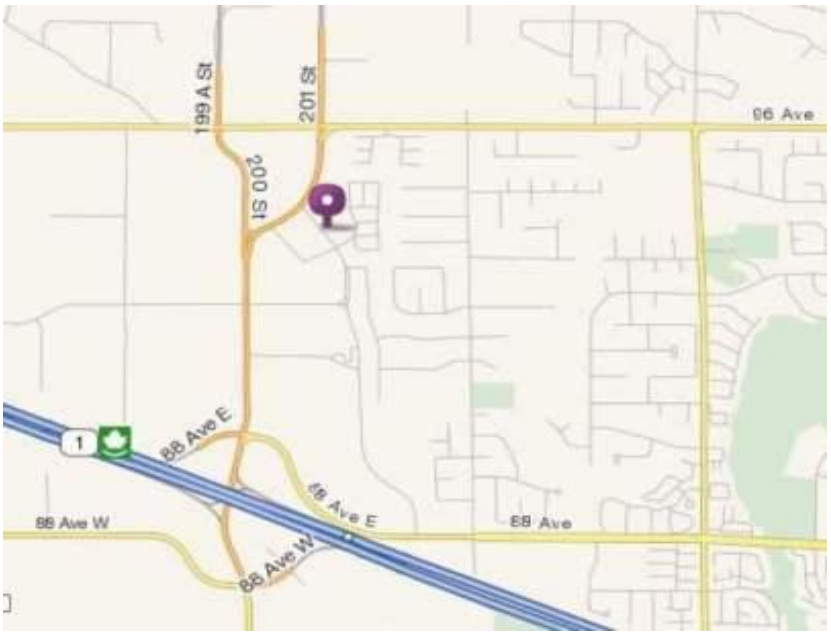
UNIT SIZE

3,407 sq. ft.



AMENITIES

- Concrete tilt-up design
- 3 storey class 'A' office building
- 3rd floor balconies
- 2 elevators
- Fitness centre with locker room & showers
- Fibre optic cable access
- Computer monitored employee card access for after hours gate and entry doors
- Full service building including janitorial
- 3 parking stalls per 1000 sq ft leased
- Professional owner built and managed for 'one-stop shop' for all layout, improvements and lease negotiations



ZONING

CD-14 – Comprehensive Development Zone

LEASE RATES

Office w/air - $24.00 psf annually
Operating Expense Budget - $10.74 psf + 5% PM Fee