



# FOR LEASE!

## Langley Town Centre

Unit 214, 20353 – 64th Avenue, Surrey, BC

**Leslie Koole**

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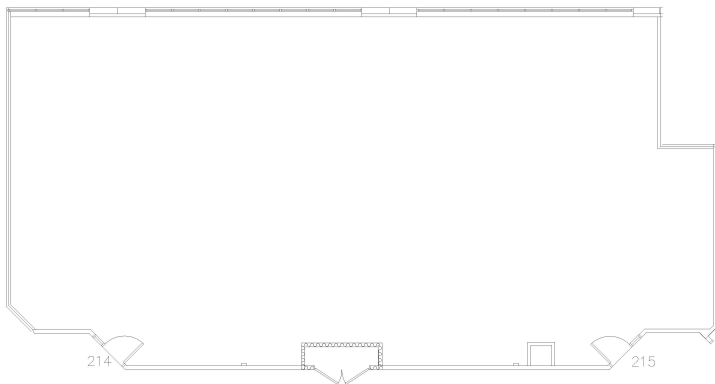
3,326 square feet of second floor office space available in fully renovated Multi-use building. Join other professional office users in this premium space in the center of Langley's shopping district.





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## BUILDING NAME & ADDRESS

Langley Town Centre

Unit 214, 20353 – 64th Avenue, Surrey, BC

## LOCATION

Directly beside the Langley Township Hall and across from Save On Foods and Walmart in the heart of Langley's shopping district, this well-maintained two-story office building has the potential to have ground level showroom space fronting on 64th Avenue or 203rd Street

## UNIT SIZE

3,326 sq. ft upstairs office

## AMENITIES

- Concrete tilt-up design
- 2 storey office includes:
- Common boardroom
- Common washrooms
- Elevator
- Common garbage compactor
- Ample on-site parking
- Excellent property management service by Landlord

## ZONING

M-11 – Business / Office Park Zone

## LEASE RATES

Office w/air(shell space) - \$16.00 psf  
Operating Expenses - \$9.98 psf + 5% PM Fee