

OFFICE SPACE FOR LEASE

## LANGLEY 200 BUSINESS CENTRE

86<sup>TH</sup> AVENUE & 200<sup>TH</sup> STREET, LANGLEY, BC

- High-Profile, A class office & retail complex consisting of three buildings
- Located just off Highway 1 and 200th Street in Langley
- The “Gateway Node” of the Carvolth neighborhood in the Township of Langley
- Excellent on-site and surrounding amenities
- Secure underground & surface parking available

8700 200<sup>TH</sup> STREET



8661 201<sup>ST</sup> STREET



8621 201<sup>ST</sup> STREET







8700 200<sup>TH</sup> STREET

8661 201<sup>ST</sup> STREET

8621 201<sup>ST</sup> STREET

## 8700 200<sup>TH</sup> STREET

### AVAILABLE UNITS

- Suite 200** 12,707 sf Available immediately. Demising options available
- Suite 310** 2,297 sf Available September 1, 2024. Improved with four offices, one meeting room, open plan, reception and coffee room.

### ADDITIONAL RENT (2024)

Office: \$19.18 psf, per annum  
 Retail: \$12.94 psf, per annum  
 Plus additional management fee of 5% gross rent

## 8661 201<sup>ST</sup> STREET

### AVAILABLE UNITS

- Suite 320** 1,697 sf **LEASED**
- Suite 400** 8,368 sf Available. Improved with reception, 14 window offices, open workstation areas, meeting rooms and lunch room.
- Suite 200** 17,008 sf **LEASED**

### ADDITIONAL RENT (2024)

Office: \$18.59 psf, per annum  
 Retail: \$13.42 psf, per annum  
 Plus additional management fee of 5% gross rent

## 8621 201<sup>ST</sup> STREET

### AVAILABLE UNITS

- Suite 180** 2,348 sf **LEASED**
- Suite 160** 2,791 sf **LEASED**
- Suite 220** 1,392 sf Available December 1, 2024.
- Suite 500** 3,983 sf Available January 1, 2025.

### ADDITIONAL RENT (2024)

\$20.73 psf, per annum  
 Plus additional management fee of 5% gross rent



## BUILDING DESIGN & FEATURES



### LARGE FLOOR PLATES

Allows for efficient space planning



### FLEXIBLE FLOOR PLATE DESIGN

Suitable from both single & multi-tenanted floors



### WIDE COLUMN SPACING

Allows for efficient space planning



### AMPLE GLAZING

Maximizing natural light



### LOW E GLASS

Controls temperature exchange



### FLEXIBLE HVAC SYSTEMS

Allows for direct, digital control over individual zones



### PREMIER FINISHING

Well appointed lobbies & common areas to complement top-tier office buildings



### EXCELLENT EXPOSURE

Allows for prominent business signage

## COMPLEX FEATURES & AMENITIES



### SHARED BOARDROOM



### SECURE ELECTRONIC KEY SYSTEM



### TENANT FITNESS ROOM



### SECURE BIKE STORAGE



### PARKING

Underground - \$75.00 per stall, per month  
Surface Parking - currently free of charge



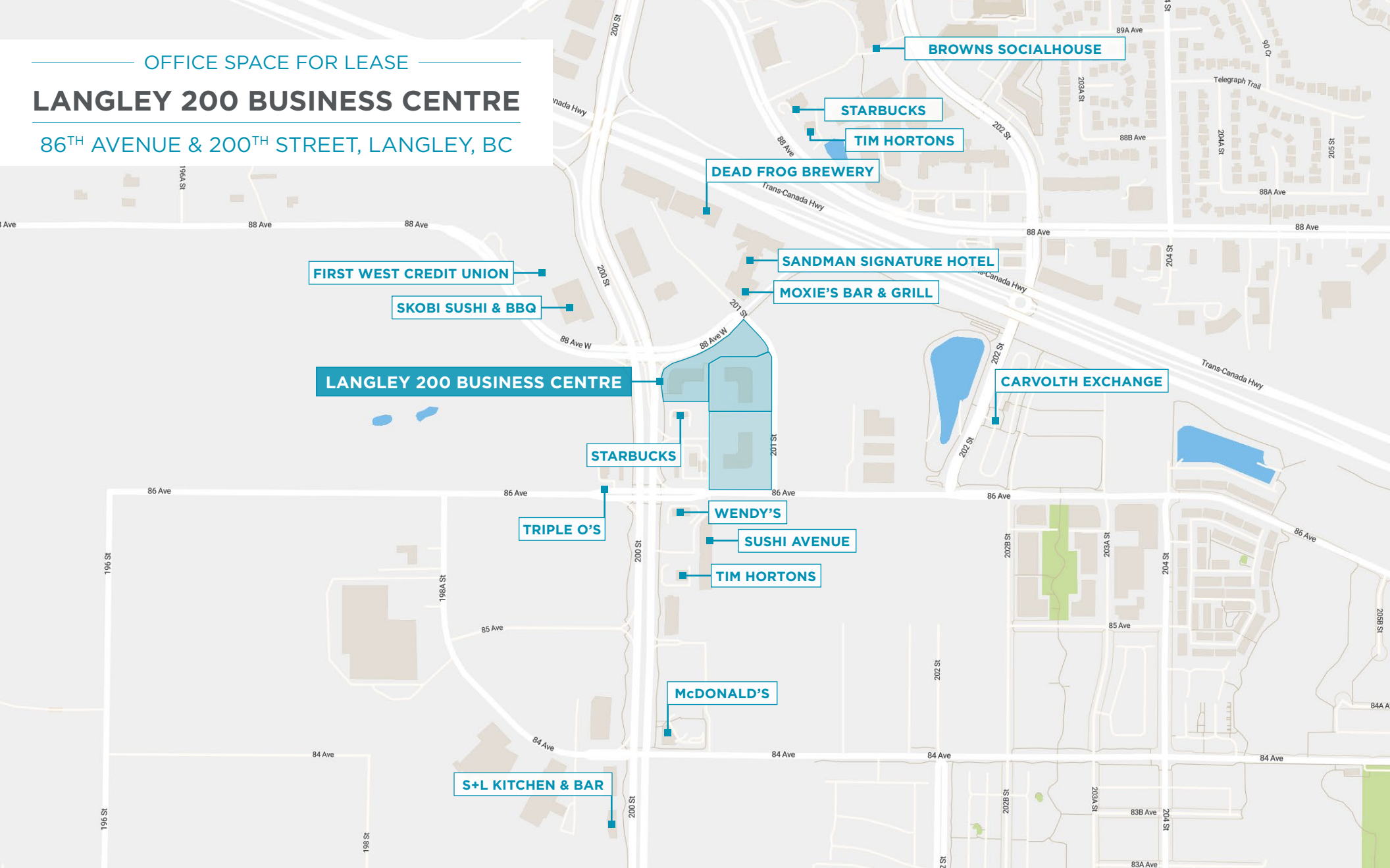
# MITCHELL GROUP

Mitchell Group maintains a diverse portfolio of industrial, commercial, office, and residential development projects with a focus on quality construction in every project they undertake. Current real estate projects will total more than one million square feet upon completion. With substantial land holdings for future development in the Fraser Valley, Mitchell Group is one of the prominent developers in the area.

OFFICE SPACE FOR LEASE

# LANGLEY 200 BUSINESS CENTRE

86<sup>TH</sup> AVENUE & 200<sup>TH</sup> STREET, LANGLEY, BC



## ROGER LEGGATT

Personal Real Estate Corporation  
Executive Vice President  
604 640 5882  
roger.leggatt@cushwake.com

## MAX ZESSEL

Personal Real Estate Corporation  
Senior Vice President  
604 640 5824  
max.zessel@cushwake.com

## LIAM BOULTBEE

Senior Associate  
604 629 5023  
liam.boulton@cushwake.com

## ETHAN REGAN

Associate  
604 902 4649  
ethan.regan@cushwake.com

Suite 1200 - 700 West Georgia Street / PO Box 10023, Pacific Centre / Vancouver, BC V7Y 1A1 / 604 683 3111 / [cushmanwakefield.ca](http://cushmanwakefield.ca)

©2024 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

