LANGLEY 200 BUSINESS CENTRE

86TH AVENUE & 200TH 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 200TH STREET

8661 201ST STREET

8621 201ST STREET

CUSHMAN & WAKEFIELD

Aerial photograph with building labels: **8700** 200ᵀᴴ STREET, **8661** 201ˢᵀ STREET, **8621** 201ˢᵀ STREET. Surrounding labels: HIGHWAY 1, CARVOLTH EXCHANGE, 201ˢᵀ STREET, 88ᵀᴴ AVENUE, 200ᵀᴴ STREET, 86ᵀᴴ AVENUE.

▇ 8700 200ᵀᴴ STREET

AVAILABLE UNITS

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

ADDITIONAL RENT (2025)

Office: $17.84 psf, per annum
Retail: $12.28 psf, per annum

Plus additional management fee of 5% gross rent

▇ 8661 201ˢᵀ 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 (2025)

Office: $21.98 psf, per annum
Retail: $15.69 psf, per annum

Plus additional management fee of 5% gross rent

▇ 8621 201ˢᵀ STREET

AVAILABLE UNITS

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

ADDITIONAL RENT (2025)

Office: $20.12 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
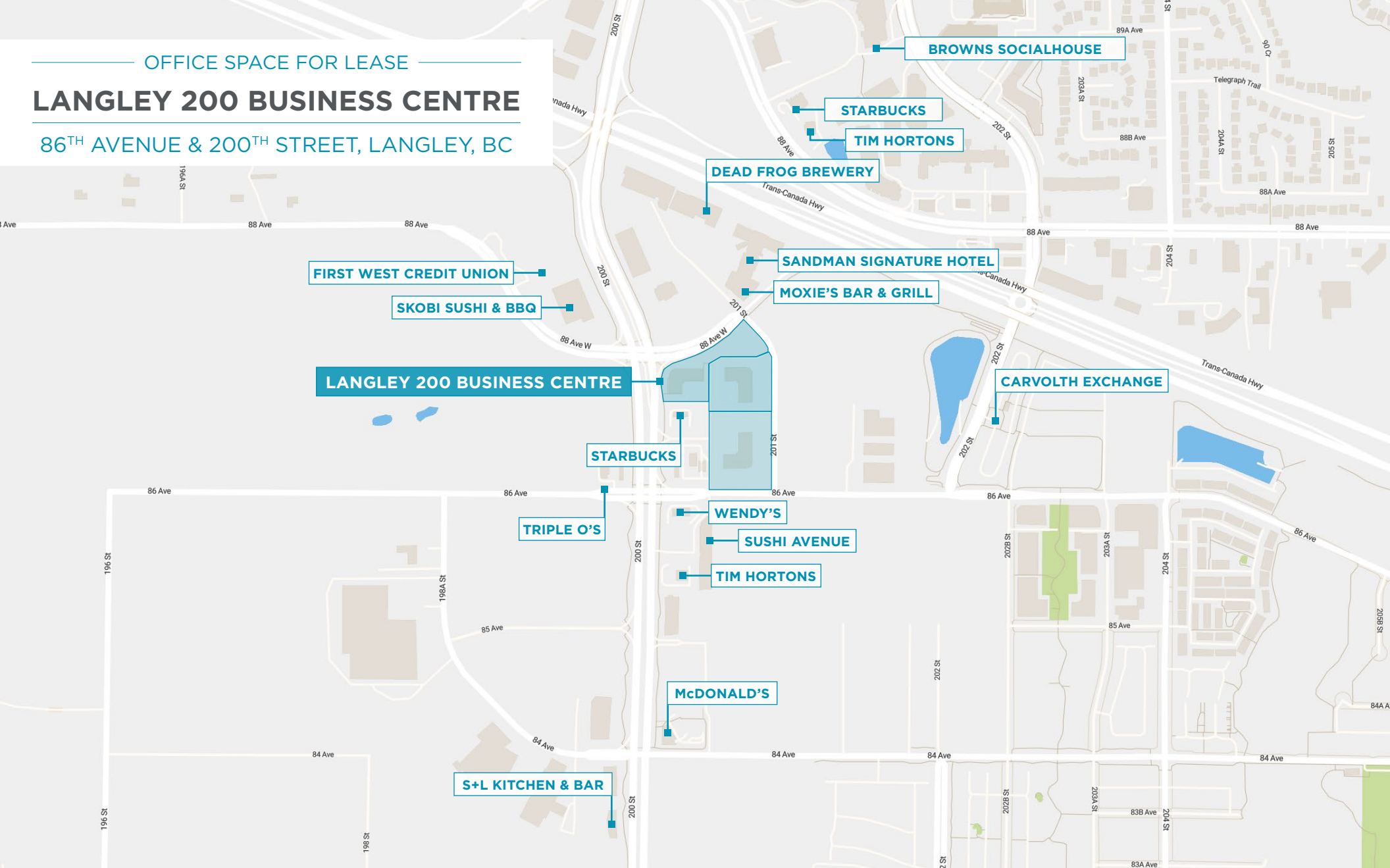Surface Parking – currently free of charge

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.

BROWNS SOCIALHOUSE

STARBUCKS

TIM HORTONS

DEAD FROG BREWERY

SANDMAN SIGNATURE HOTEL

MOXIE'S BAR & GRILL

FIRST WEST CREDIT UNION

SKOBI SUSHI & BBQ

CARVOLTH EXCHANGE

LANGLEY 200 BUSINESS CENTRE

STARBUCKS

TRIPLE O'S

WENDY'S

SUSHI AVENUE

TIM HORTONS

McDONALD'S

S+L KITCHEN & BAR

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.boultbee@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**

CUSHMAN & WAKEFIELD