

UNIT 200 – 20111 93A Avenue

LANGLEY, BC, V1M 4A9



OFFICE
FOR LEASE
1,389 SF



PROPERTY LOCATED in WALNUT GROVE

PERFECTLY SITUATED BETWEEN
HWY 1 AND GOLDEN EARS WAY,
RICH IN COMMUNITY SERVICES
AND AMENITIES

Exceptional Opportunity

All interior finishes are fresh and bright, with new paint, carpet, and LED light fixtures throughout. Abundant natural light and ample free parking.

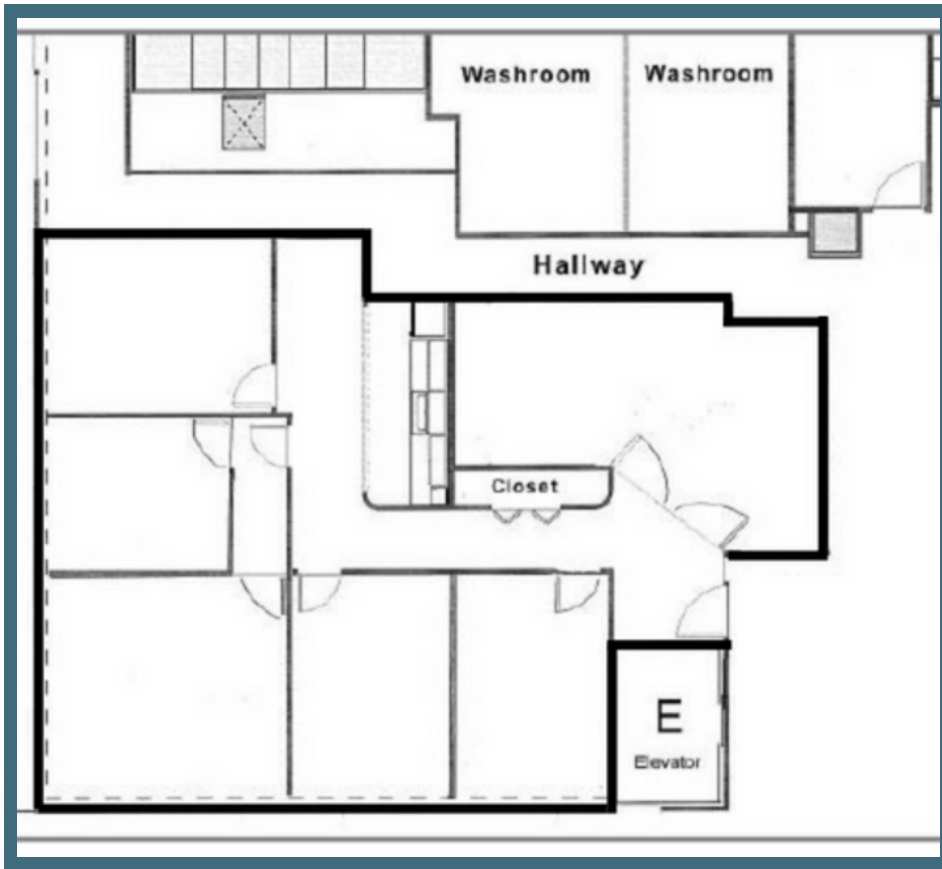
Outstanding Landlord

Owned, professionally managed, and well-maintained by the only other occupier, British Columbia Trucking Association.

Stephen Gammer PREC*, CCIM
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*PERSONAL REAL ESTATE CORPORATION

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TOTAL SIZE	1,389 SF
MONTHLY RENT (Est.)	\$4,110.00/mth + GST
Net Rent (psf)	\$26.00/sf
Additional Rent (psf)	\$9.50/sf
BUILDING	Built 2000 / 2-Story (Elevator/Stairs)
ZONING	C14 - Comprehensive Development
CONDITION	Excellent
PARKING	Ample / Exterior (FREE)

AVAILABLE IMMEDIATELY

- 5 Offices
- Meeting Room
- Kitchenette
- Storage/Photocopy Area

Ample FREE Parking

Air Conditioned

DESCRIPTION OF LANDS

PID: 024-611-972

LEGAL: Lot 1, Plan LMP 43706, PART NW 1/4, Section 35, Township 8, New Westminster Land District