



#208 - 20316 56<sup>th</sup> Avenue, Langley, BC

## FOR LEASE

- ▶ Two-storey, steel & concrete office building with elevator
- ▶ Located in Langley City's downtown core, close to all amenities
- ▶ Fully air conditioned
- ▶ Reserved and visitor parking



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# #208 - 20316 56<sup>th</sup> Avenue

Langley, BC

## Property Summary

<b>Leasable Area:</b>	1,687 SF
<b>Zoning:</b>	C-1
<b>Year Built:</b>	1978
<b>Basic Rent:</b>	\$25.00/SF
<b>Additional Rate:</b>	\$13.53/SF
<b>Monthly Rent:</b>	\$5,416.68 plus GST
<b>Availability:</b>	30-60 days



## Property Description

Second floor office space located in the heart of downtown Langley City, this professional office suite offers a bright, efficient layout within a well-maintained two-storey building. Includes Reception area, two private windowed offices, boardroom, lunchroom, and open work areas. Elevator-served, fully air-conditioned space with common washrooms. On-site gated parking along with plenty of street parking. C1 Commercial zoning, suitable for a wide range of professional and service-oriented uses. Strong surrounding tenant mix including law offices, social services, accountants, IT, financial services, hair salon and print shop. Walkable location close to City Hall, restaurants, and public transit.





 City Centre Square

Cascades Casino

 value village  
SHOP. REUSE. REIMAGINE.

**SUBJECT PROPERTY**

FRASER HWY

56 AVE

203 ST

 City of Langley Library

DOUGLAS CRES

 Douglas Park

Langley Lawn Bowling Club

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