

FOR LEASE

1,888 SF
Office Space



32423 Lougheed Highway, Unit #201

Mission, BC

Royal LePage Commercial is pleased to present Unit 201 at Mission Gateway Plaza. This space offers 1,888 sq. ft. on the second floor of prime office space in the heart of Mission's bustling commercial corridor. Positioned just minutes from Highway 11 and the West Coast Express, the site ensures convenient access for both local and regional customers. Ideal for office, service, or professional uses seeking an established, high-traffic location in a growing community.

Michael Shilton, CCIM, PREC*
Commercial Real Estate Investment REALTOR®
604.897.2363 | michael@michaelshilton.com
*Michael Shilton Personal Real Estate Corporation

Royal LePage Wolstencroft Realty, Brokerage
#135 - 19664 64 Avenue, Langley, BC
Independently Owned & Operated

PROPERTY

Professionally Designed Space



PROPERTY OVERVIEW



ZERO BASIC RENT FOR THE FIRST YEAR! With a minimum 3-year term for a qualified Tenant.

Ideal for office, service, or professional uses seeking an established, high-traffic location in a growing community.

Located in a high-visibility strip centre with ample surface parking, this second-floor unit benefits from strong traffic counts and proximity to major retailers and amenities.

The building features reinforced concrete construction, tenant-controlled HVAC, and prominent signage opportunities.

ZONING:

- CH-2

YEAR BUILT

- 1997

STRATA FEE

- Included in Gross Rent

ANNUAL TAXES

LEGAL DESCRIPTION

- STRATA LOT 1 SECTION 20 TOWNSHIP 17 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2861 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

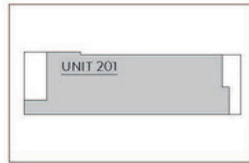
PARKING

- Ample

ASKING PRICE (NNN)

- ZERO Basic Rent for the FIRST YEAR!
- Additional Rent: Yr1 Est.: \$16.08/SF/YR
- Ideal Term: 36 months +

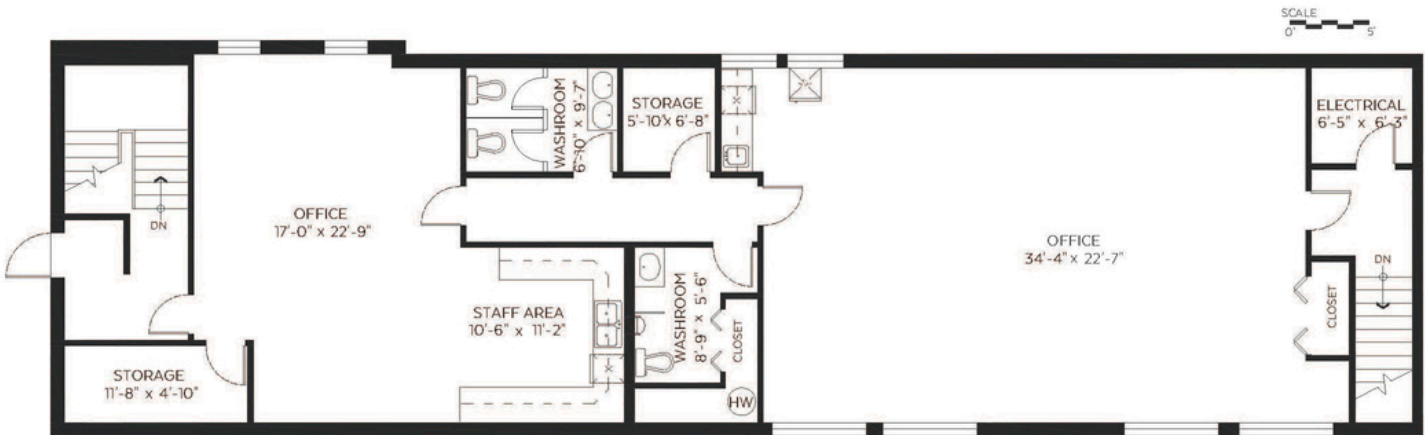




32423 Lougheed Highway Mission, B.C.

#201:
Second Floor Total:

Rentable Area
1,888 sq.ft.
1,888 sq.ft.



SCALE
0' 5'

2nd Floor Tenant Area



Measured on: June 11, 2020

The floor plan is not suitable for architectural/construction and is covered under E&O. © Excelsior Measuring Inc. 2020. All rights reserved for Excelsior Measuring Inc. Users shall not publish and distribute such material (in whole or in part) and/or incorporate it in other works in any form.



NORTH

DEMOGRAPHICS

Mission, BC



What's in My Community?

Places that make your life richer and community better

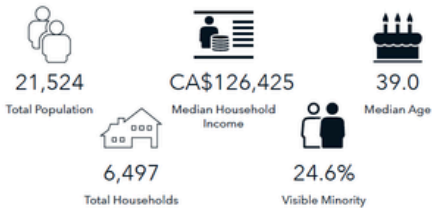
32423 Lougheed Hwy, Mission, British Columbia, V2V 7B8
0 - 5 minutes



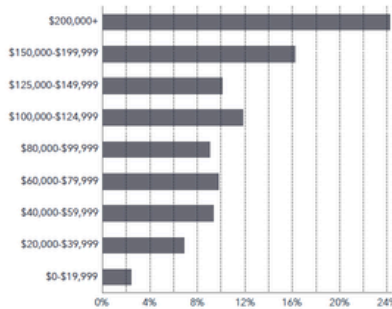
Target Market Profile Report

32423 Lougheed Hwy, Mission, British Columbia, V2V 7B8 2
Drive time band of 5 - 10 minutes

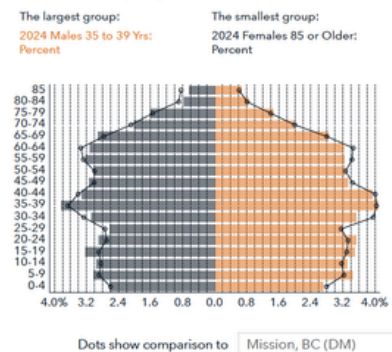
Key Facts



Household Income



Population by Age and Sex



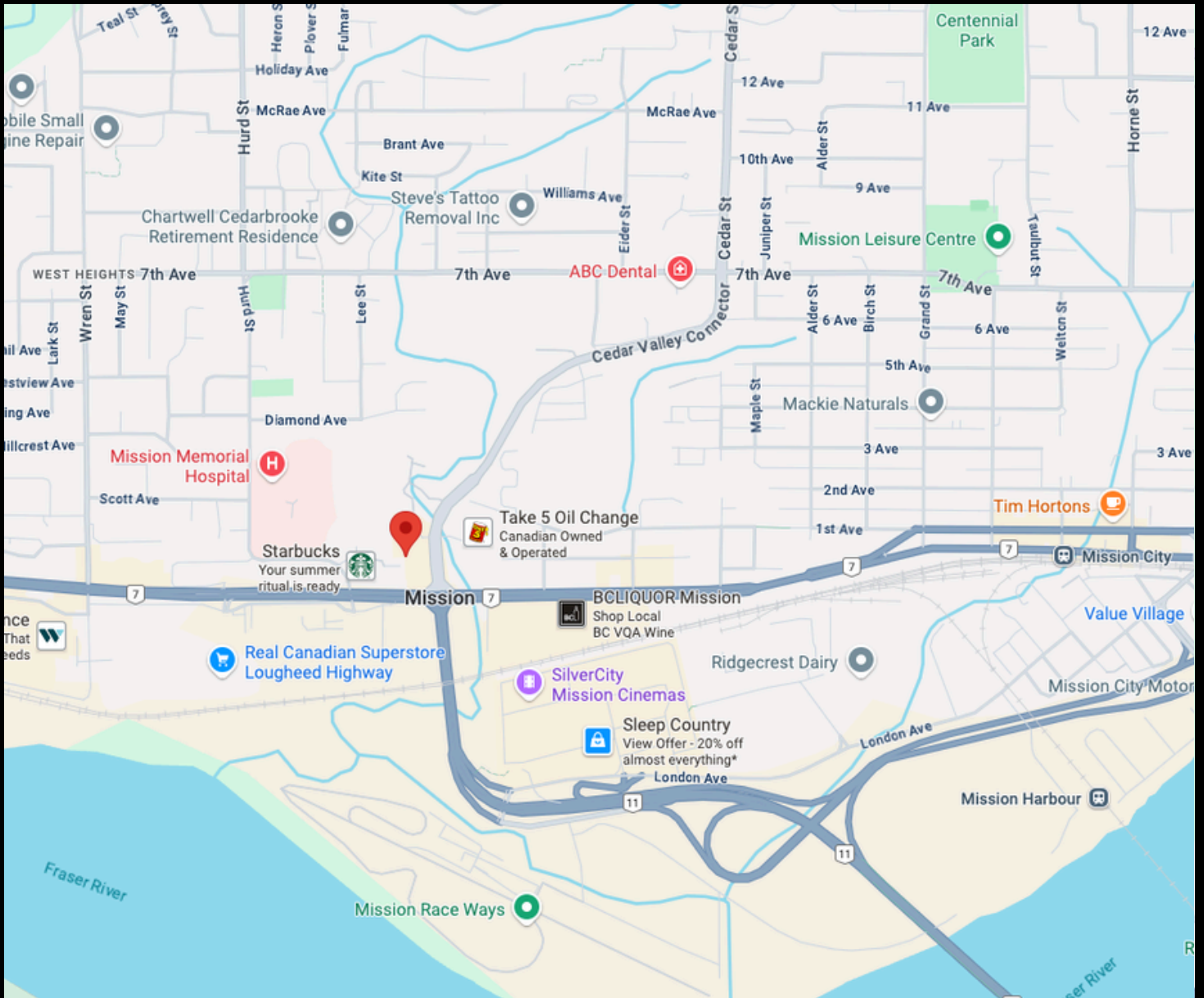
Household Spending

Description	Total Area Spending	Average Household	Index
Total Household Expenditures	CAS1,090,395,595	CAS167,831	129
Clothing	CAS32,762,314	CAS5,043	131
Education	CAS18,386,009	CAS2,830	152
Food	CAS125,877,843	CAS19,375	128
Games of Chance	CAS12,142,299	CAS1,869	133
Health Care	CAS41,187,794	CAS6,340	107
Household Furnishings and Equipment	CAS35,149,919	CAS5,410	131
Household Operations	CAS48,308,753	CAS7,436	123
Income Tax	CAS150,451,676	CAS23,157	101
Improvements Owned Residence	CAS26,610,249	CAS4,096	112
Improvements Alterations Vacation Home	CAS1,099,374	CAS169	65
Miscellaneous Household Expenditures	CAS15,553,689	CAS2,394	132
Personal Care	CAS18,419,400	CAS2,835	115
Pet Expenses	CAS6,756,811	CAS1,040	122
Recreation	CAS43,110,226	CAS6,635	139
Reading Materials and Other Print	CAS1,918,521	CAS295	152
Shelter	CAS191,035,955	CAS29,404	139
Tobacco Products, Alcoholic Beverages	CAS28,292,174	CAS4,355	114
Current Consumption	CAS734,556,056	CAS113,061	130
Financial Transactions	CAS957,003,462	CAS147,299	124
Personal Insurance Premiums, Retirement	CAS51,820,168	CAS7,976	128
Money, Gifts, Contributions, Support Pay	CAS20,175,562	CAS3,105	117
Transportation	CAS122,411,158	CAS18,841	128

Source: This infographic contains data provided by Environics (2024).

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LOCATION MAP



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E. & O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by Royal LePage Wolstencroft Realty. All measurements quoted herein are approximate and all information should be carefully verified. This is not intended to solicit properties currently listed for sale or induce any breach of an existing agency relationship.

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BUYERS ACKNOWLEDGEMENT AND CONFIDENTIALITY / NON-CIRCUMVENTION AGREEMENT

DATE: [REDACTED]

The undersigned hereby acknowledges being introduced to the following investment/business opportunity by Michael Shilton PREC* of Royal LePage Wolstencroft Realty, and having received confidential information about the opportunity described below.:

201-32423 Lougheed Highway Mission BC L6A 4R9

C8077635

NAME OF INVESTMENT/ BUSINESS

PRICE

MLS® NUMBER / FILE NUMBER

In consideration of the information furnished and presented to me/us on the investment/business opportunity listed above and any future investment/business opportunities that I/we may be introduced to by Michael Shilton PREC* of Royal LePage Wolstencroft Realty ("Royal LePage Wolstencroft"), I/we agree to hold such information in strict confidence, and further agree that:

- 1. Confidential Without the prior written consent of Royal LePage Wolstencroft, any information we receive shall not be disclosed by us, our business partners, our employees, or our agents, in any manner whatsoever, in whole or in part, to any persons not connected with this matter. Moreover, we agree to transmit the information only to our agents and employees who need to have the information for the purpose of evaluating the investment/business opportunity described above, and who are informed by us of the confidential nature of the information. We shall be responsible for any breach of this agreement by our business partners, employees, or agents.
- 2. Competition Any information received shall not be used for any personal or business gain or in competition with the above referenced investment/business by us, our business partners, employees, or agents.
- 3. No Dealings There shall be no attempt to deal directly with the owner of the investment/business without the express knowledge, consent, and written approval of Royal LePage Wolstencroft.
- 4. No Contact It is hereby agreed that under no condition are the employees, customers, competitors, suppliers of the investment/business to be contacted without the express written approval of Royal LePage Wolstencroft, and all introductions and approaches to the investment/business opportunity shall be made through same.
- 5. Return Information Information may not be reproduced in any form without written approval from Royal LePage Wolstencroft. The originals and any copies made or received must be returned to Royal LePage Wolstencroft after reasonable review or immediately upon request of the Broker.
- 6. Prequalification The undersigned acknowledges being financially qualified to purchase the investment/business at the price as stated above, showing a serious intent in evaluating the investment/business opportunity for the purpose of purchase. The financial qualification of the undersigned may or may not have been conducted via the third party financial services offered by Royal LePage Wolstencroft.

The undersigned acknowledge(s) that no remedy of law may be adequate to compensate the principals of the investment/business for a violation of this agreement. The undersigned hereby agrees that in addition to any legal or other rights that may be available in the event of a breach hereunder, the principals of the investment/business and Royal LePage Wolstencroft Realty may seek equitable relief to enforce this agreement in any court of competent jurisdiction. Furthermore, a violation of this agreement is an interference with Royal LePage Wolstencroft's ability to broker the investment/business. The undersigned acknowledge(s) that any information provided to them has been prepared by the principal of the investment/business, and that Royal LePage Wolstencroft does not warrant the accuracy or reliability of the information. The duration of this agreement is for one calendar year from the date of signing.

THE UNDERSIGNED ACKNOWLEDGES HAVING READ AND AGREED TO THE ABOVE TERMS, AND RECEIVING A COPY OF SAME.

[REDACTED]

[REDACTED]

DATE

CLIENT NAME

CLIENT TELEPHONE

CLIENT ADDRESS

CLIENT FAX (IF NEEDED)

NO AGENCY

[REDACTED]

[REDACTED]

REALTOR®

SIGNATURE OF CLIENT

CLIENT EMAIL

*PREC represents Personal Real Estate Corporation

Your Relationship with a Real Estate Professional

Real estate professionals have a regulatory requirement to present you with this consumer information before providing services to you.

BC Financial Services Authority is the legislated regulatory agency that works to ensure real estate professionals have the skills and knowledge to provide you with a high standard of service. All real estate professionals must follow rules that help protect consumers, like you. We're here to help you understand your rights as a real estate consumer.

Keep this information page for your reference.

This information explains the different relationships you can have with a real estate professional to buy, sell or lease property. Before you disclose confidential information to a real estate professional regarding a real estate transaction, you should understand what type of business relationship you have with that individual.

You can work with a real estate professional in one of the following ways:

AS A CLIENT

If you are the client of a real estate professional, they work on your behalf. The real estate professional representing you has special legal duties to you, including:

- **Loyalty.** They will act only in your best interests.
- **Full disclosure.** They must tell you everything they know that might influence your decision in a transaction.
- **Avoid conflicts of interest.** They must avoid any situation that would affect their duty to act in your best interests.
- **Confidentiality.** They must not reveal your private information without your permission, even after your relationship ends. That includes:
 - your reasons for buying, selling or leasing
 - your minimum/maximum price
 - any preferred terms and conditions you may want to include in a contract

When you become a client, you may be asked to sign a written agreement setting out your and the real estate professional's responsibilities.

AS A NON-CLIENT

A real estate professional who is not representing you as a client does not owe you special legal duties:

- **No loyalty.** They may be representing a client with competing interests to yours in a transaction. They must be loyal to their client, not you.
- **No duty of full disclosure.** They do not have a duty to give you all relevant information.
- **No duty to avoid conflicts.** They are not acting in your interests.
- **No confidentiality.** They must share any information you tell them with their clients in a transaction.

As a non-client, a real estate professional may give you only limited services.

Whenever a real estate professional works with you in a real estate transaction, whether you are their client or not, they have a responsibility to act honestly and with reasonable care and skill.

Did you know buyers have a right to cancel a contract to purchase some types of residential real property in B.C.? To learn more about the Home Buyer Rescission Period, visit www.bcfsa.ca or talk to your real estate licensee, a lawyer, or a notary.

Your Relationship with a Real Estate Professional

DISCLOSURE OF REPRESENTATION IN TRADING SERVICES

This is a required disclosure form in compliance with sections 54 of the Real Estate Services Rules. Your real estate professional must present the Your Relationship with a Real Estate Professional information page to you along with this disclosure form.

REAL ESTATE PROFESSIONAL DISCLOSURE DETAILS

I disclose that I am (check one):

representing you as my client

not representing you as a client

Michael Shilton Personal Real Estate Corporation

Name

Team name and members, if applicable. The duties of a real estate professional as outlined in this form apply to all team members.

Royal LePage - Wolstencroft Realty

Brokerage

DocuSigned by:

9/4/2025

Signature Michael Shilton Personal Real Estate Corporation

Date

Notes:

#201 32423 Lougheed Highway Mission BC L6A 4R9

CONSUMER ACKNOWLEDGMENT:

This is NOT a contract

I acknowledge that I have received the **Your Relationship with a Real Estate Professional** consumer information page and this disclosure form.

Name (optional)

Name (optional)

Initials (optional)

Date

Initials (optional)

Date

A copy of this disclosure is not required to be provided to BC Financial Services Authority unless it is specifically requested.



Not a Client? Know the Risks

Real estate professionals have a regulatory requirement to present you with this consumer information.

This information from BC Financial Services Authority explains the risks of working with a real estate professional who is already representing a client in the same transaction.

We recommend that you seek independent representation in this real estate transaction.

BE CAUTIOUS.

The real estate professional who gave you this form is already representing a client in this transaction. They owe a duty of loyalty to that client and must work in that client's best interests. They cannot represent you or work in your interests in this transaction.

This real estate professional must tell their client any relevant information you share with them. For example, if disclosed by you, they must share the following information:

- your reasons for buying, selling or leasing
- your minimum/maximum price
- any preferred terms and conditions you may want to include in a contract

Only share information that you are comfortable being disclosed to the other party in this transaction.

BC Financial Services Authority is the legislated regulatory agency that works to ensure real estate professionals have the skills and knowledge to provide you with a high standard of service. All real estate professionals must follow rules that help protect consumers, like you. We're here to help you understand your rights as a real estate consumer.

Keep this information page for your reference.

This real estate professional can only provide you very limited services. Because this real estate professional must be loyal to their client and work in their client's interest, they can only give you limited assistance.

THEY CANNOT:

- ✗ give you advice on an appropriate price
- ✗ give you advice about any terms and conditions to include in a contract
- ✗ negotiate on your behalf
- ✗ share any of their client's confidential information with you, like:
 - their minimum/maximum price
 - their reason for buying/selling/leasing.
- ✗ protect your confidential information

THEY CAN:

- ✓ share general information and real estate statistics
- ✓ show a property and provide factual information about the property
- ✓ provide you with standard real estate forms and contracts
- ✓ fill out a standard real estate contract
- ✓ communicate your messages and present your offers to their client

Not a Client? Know the Risks

DISCLOSURE OF RISKS TO UNREPRESENTED PARTIES

This is a required disclosure form in compliance with section 55 of the Real Estate Services Rules. A real estate professional must present the Not a Client? Know the Risks information page to you along with this form.

REAL ESTATE PROFESSIONAL DISCLOSURE DETAILS

I am already representing a client in this transaction and working in only their best interest. I am not representing you or acting on your behalf.

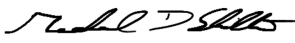
Michael Shilton Personal Real Estate Corporation

Name

Team name and members. The duties of a real estate professional as outlined in this form apply to all team members.

Royal LePage Wolstencroft Realty

Brokerage

DocuSigned by:

D3FC1908AA4D480...

9/4/2025

Signature

Date

#201 32423 Lougheed Highway Mission BC L6A 4R9
Property address

Notes:

CONSUMER ACKNOWLEDGMENT:

This is NOT a contract

I acknowledge that I have received the **Not a Client? Know the Risks** consumer information page and this disclosure form.

I understand that the real estate professional named above is not representing me as a client or acting on my behalf in this transaction.

Name (optional)

Name (optional)

Initials (optional)

Date

Initials (optional)

Date

A copy of this disclosure is not required to be provided to BC Financial Services Authority unless it is specifically requested.