

# FOR LEASE

## Walnut Grove Commerce Centre

Unit 208, 9440 202 Street, Langley, BC



Rare small unit at Walnut Grove Commerce Centre - ready to lease. 3 offices, open kitchen counter. 1,089 sq. ft. total. Contact Leslie to see this unit.



DIRECTOR OF REAL ESTATE  
**Leslie Koole**



PROPERTY MANAGER & LEASING AGENT  
**Hertha Muller**

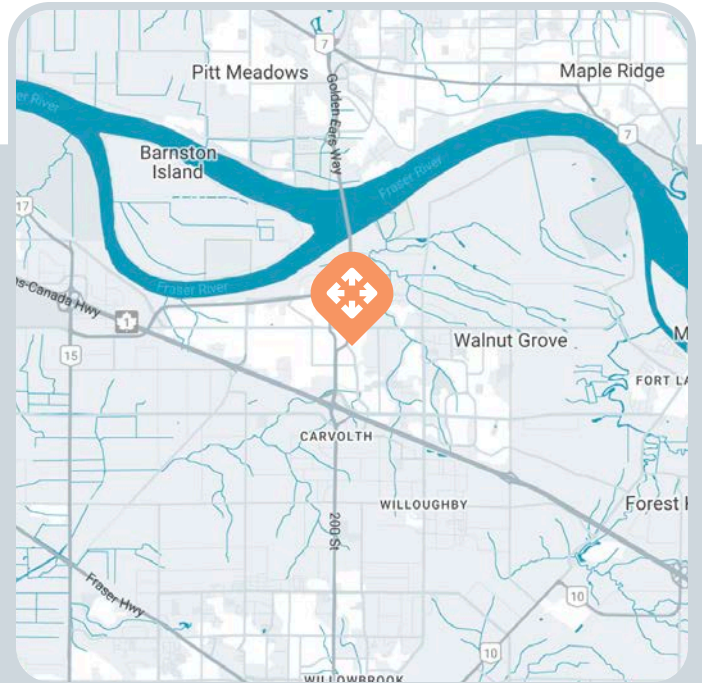
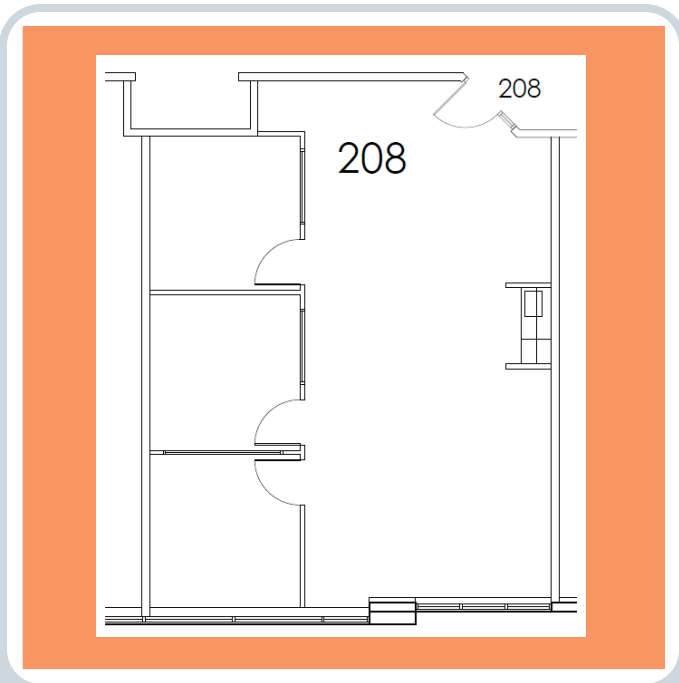


**604.533.1138**  
**leasing@benchmark-group.com**

Contact our leasing team and let's get you the commercial property experience you deserve.

# Walnut Grove Commerce Centre

Unit 208, 9440 202 Street, Langley, BC



## Unit Size

1,089 sq. ft.

## Amenities

- Concrete tilt-up design
- 3 storey class 'A' office building
- 3rd floor balconies
- 2 elevators
- Fitness centre with locker room & showers
- Fibre optic cable access
- Computer monitored employee card access for after hours gate and entry doors
- Full service building including janitorial
- 3 parking stalls per 1000 sq ft leased
- Professional owner built and managed for 'one-stop shop' for all layout, improvements and lease negotiations

## Zoning

CD-14 – Comprehensive Development Zone

## Location

Located just off Highway #1 near the 200th Street interchange in northwest Langley. Langley's premier office building is close to restaurants, shopping, superior leisure amenities and the Colossus Theatres. On route to Golden Ears bridge.

## TAKE YOUR PLACE OF BUSINESS TO THE NEXT LEVEL

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## Lease Rates

Office - \$31.00 psf

Operating Expenses - \$11.61 psf + 5% PM Fee

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