

FOR LEASE

130 - 9347 200A Street, Langley, B.C.

8,444 SF OFFICE SPACE FOR LEASE IN PORT KELLS CENTRE



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OPPORTUNITY

Presenting an opportunity to lease a high quality, fully built out office space in Port Kells / Northwest Langley. Situated on 200A Street just off 200th Street, the premises offers strong exposure to the 200th Street traffic corridor with pylon signage opportunities.

The premises comprise 8,444* SF of fully HVAC equipped space, offering a strong mix of private offices, open work areas, boardrooms, and a dedicated lunchroom, well suited for professional or R&D users. The space further benefits from on site showers and washrooms, a warehouse area with high ceilings, and a grade level loading door for added functionality. Zoned CD 14, the property supports a broad range of office uses and is prominently positioned along high traffic 200A Street, with convenient access to nearby services and amenities, as well as Highway 1, Golden Ears Way, Highway 17, and 200th Street.



HIGHLIGHTS



8,444 SF* HVAC-Equipped Office Space



13 Private Offices + 2 Boardrooms



Storage / Flex Space with Grade-Level Loading



23 Dedicated Parking Stalls



Basic Rent: \$19.50 PSF



*Inclusive of 19 SF Mech Room Gross Up

PROPERTY DETAILS

Civic Address: 130 - 9347 200A Street, Langley, B.C.

Total Improved Area:	Ground Floor Office:	4,299 SF
	Second Floor Office:	3,535 SF
	Storage/Flex Space:	591 SF
	Mech Room Gross Up:	19 SF
Total:		8,444 SF

- Notable Permitted Uses:**
- Business and professional offices
 - Research and development
 - Assembly
 - Medical clinic

Dedicated Parking Stalls: 23 on-site



4 KEY DETAILS

Availability:	June 16, 2026
Zoning:	CD-14
Base Rent:	\$19.50 PSF
Additional Rent (est. 2026)	\$8.43 PSF



FLOOR PLAN

Private Offices	13
Boardrooms	2
Bathrooms	3
Shower	1
Open Work Areas	2
Lunchroom	1
Warehouse Area	1



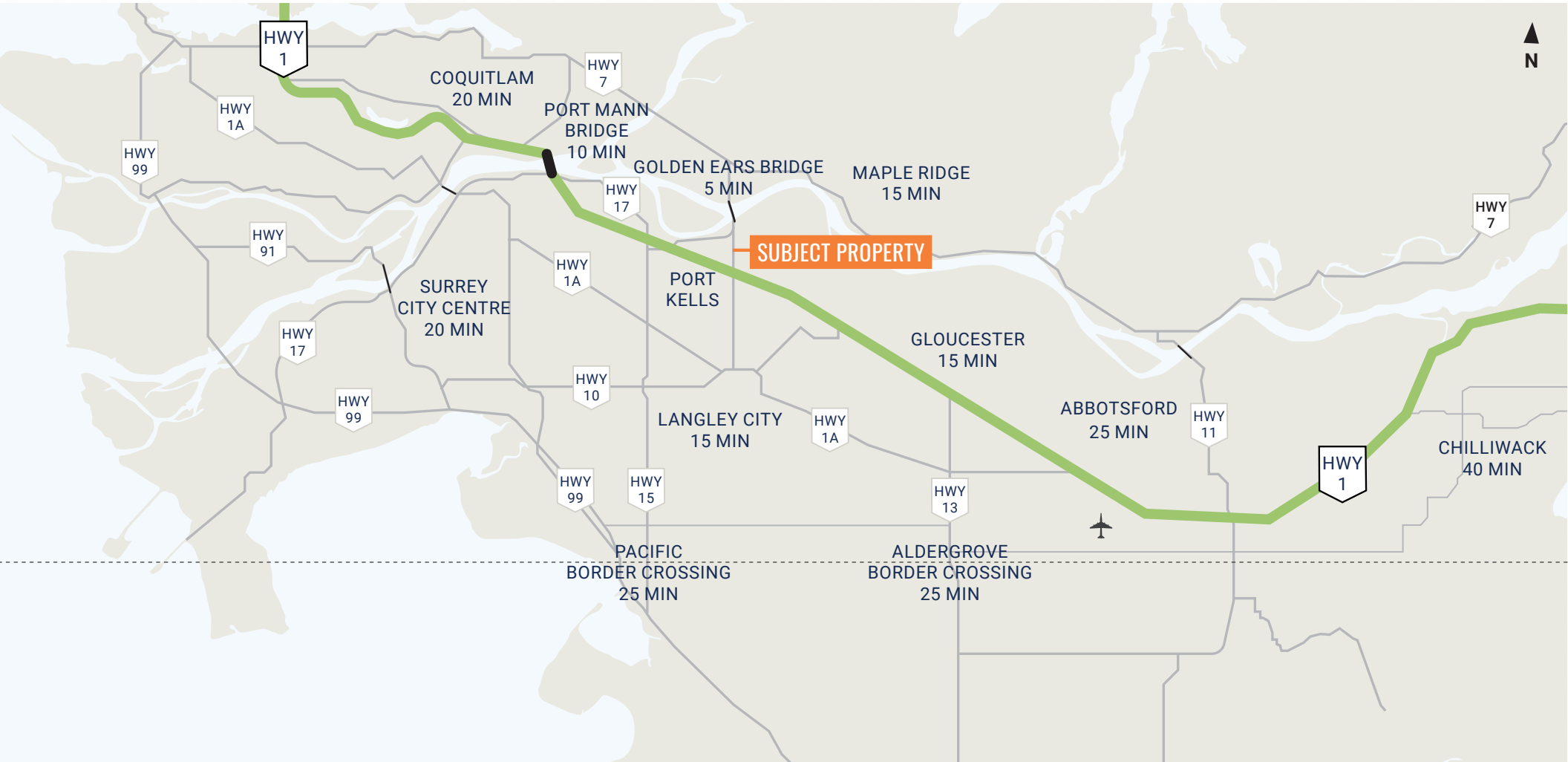
ADDITIONAL PHOTOS



DRIVE TIMES

The subject property is situated within Port Kells Centre, a modern business park along 200A Street in Langley's Port Kells area. The immediate area is characterized by newer commercial and office-lex developments with strong vehicular exposure and ample on-site parking, making it well suited for office and professional users with regional operations.

The location offers direct connectivity south to Highway 1 and north to the Golden Ears Bridge, providing efficient access to Metro Vancouver, Fraser Valley municipalities, and regional transportation corridors.



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