

# FOR LEASE

Langley Business Centre  
Unit 205, 6360 202 Street, Langley, BC



This 3,159 sq. ft. 2nd floor walk-up office space is in an excellent location in the heart of Willowbrook, and includes a modern design. There are multiple private offices, a boardroom, kitchen, reception and open plan area. Join the Langley Business Centre today!



DIRECTOR OF REAL ESTATE  
**Leslie Koole**



PROPERTY MANAGER & LEASING AGENT  
**Hertha Muller**

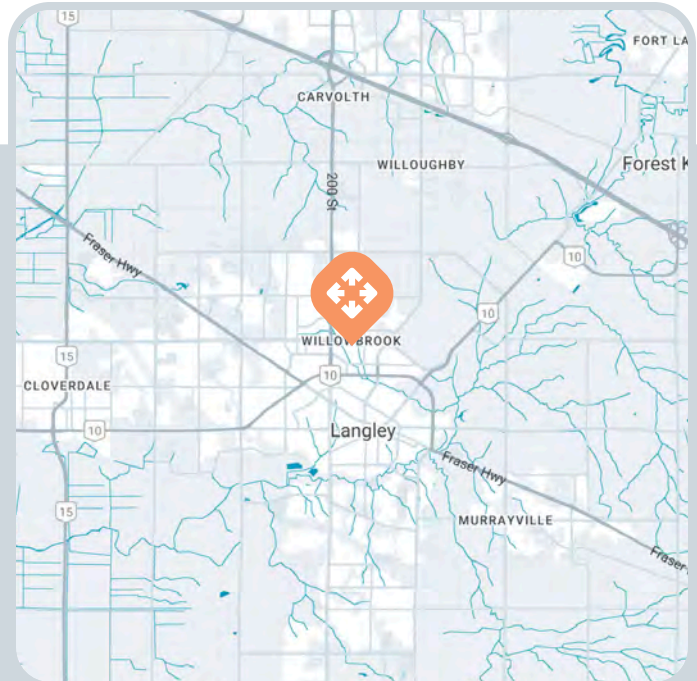
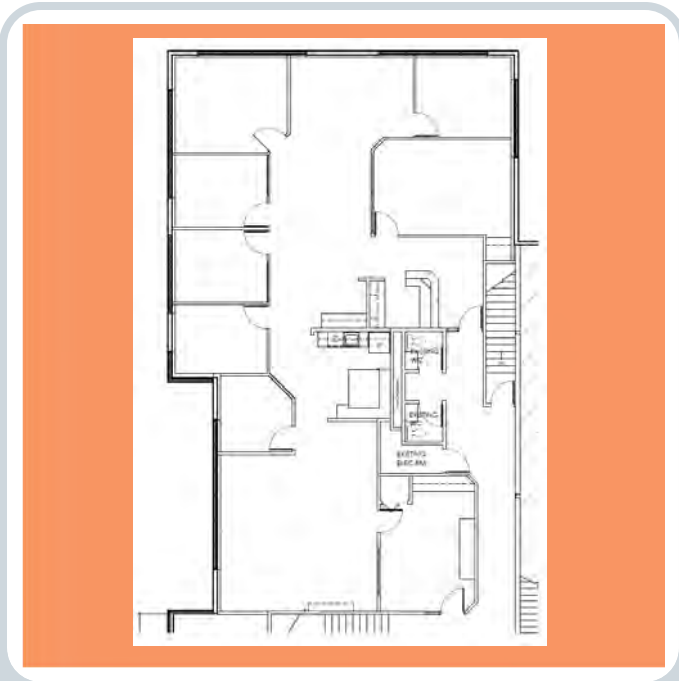


**604.533.1138**  
**leasing@benchmark-group.com**

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

# Langley Business Centre

Unit 205, 6360 202 Street, Langley, BC



## Unit Size

3,159 sq. ft.

## Amenities

- Concrete tilt-up design
- 64th Avenue frontage
- Close to food & shopping
- Overhead heaters in warehouse
- Common garbage compactor
- Site security
- Ample on-site parking
- Excellent property management service by Landlord

## Lease Rates

2nd floor office - \$20.00 psf  
Operating Expenses - \$13.17 (2026) psf + 5% PM Fee

## Zoning

M-11 Business / Office Park Zone

## Location

Langley Business Centre is located in the heart of the Willowbrook commercial/office core in Langley at the corner of 202 St. & 64 Ave. We offer three quality tilt-up concrete buildings suitable for a range of uses, including warehousing, light manufacturing, office, retail or mixed use.

## TAKE YOUR PLACE OF BUSINESS TO THE NEXT LEVEL

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