



FOR LEASE

302 - 20055 Willowbrook Drive
Langley, BC

High Exposure Retail/Office Unit

- » Fully Improved Space
- » High Traffic Location
- » Great Co-Tenants
- » Flexible Zoning

JAMIE SCHREDER

Personal Real Estate Corporation



UPDESH GREWAL

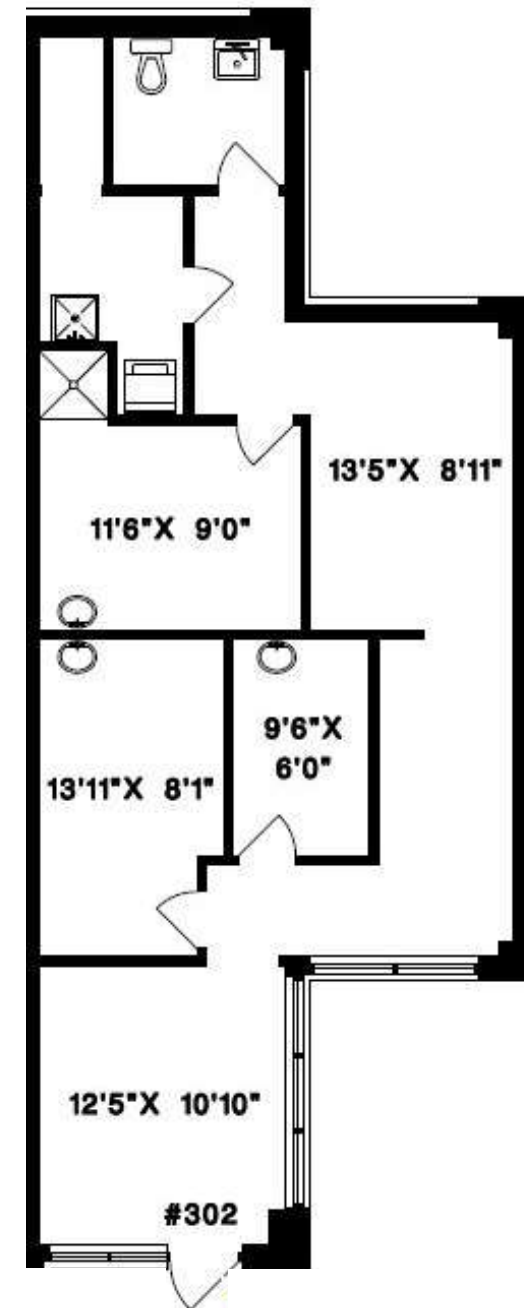
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Unit 302 - 20055 Willowbrook Drive (Langley)

This is a very rare opportunity to lease a small format retail space in Willowbrook at Logan Creek Plaza. This 975 square foot ground floor retail/office unit was previously occupied by a spa user and features a reception area, three private rooms with sinks (one with a shower), a laundry/utility area, and one washroom. This section of Willowbrook Drive sees over 25,000 vehicles drive by per day and there are great high-traffic co-tenants in the complex including McDonald's, Tim Hortons, Mr. Mike's Steakhouse, The Brick, Staples, Vancity, and Pharmasave. C-1 (Regional Commercial) zoning allows for a wide range of potential uses, however; please note that this unit is not suitable for childcare centers or vape/smoke/cannabis shops. Contact the listing agent to book your tour today!

- » **High-Traffic Location**
- » **Plenty of Parking**
- » **3-Phase, 225 AMP, 120/240-Volt Power Supply**



Floorplan & Measurements

Please note that all measurements are approximate and should be verified by the tenant if deemed important to them.

PROPERTY INFO

RENTABLE AREA

Total: 976 ft²

BASIC RENT

\$45.00 / ft² / annum

ADDITIONAL RENT

\$14.07 / ft² / annum

EST. GROSS RENT

\$4,804.36 / month + GST

ZONING

C-1 (REGIONAL COMMERCIAL)

Intended to accommodate a wide variety of office and retail uses.

CO-TENANTS

- Staples
- Pharmasave
- Black & Lee
- The Brick
- McDonalds
- Tim Hortons



DRIVE TIMES

Cloverdale	13 mins
Maple Ridge	31 mins
Surrey	32 mins
White Rock	34 mins
Coquitlam	36 mins
Delta	42 mins
Abbotsford	45 mins

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