

SCHREDER

BROTHERS

REAL ESTATE GROUP



FOR LEASE

300 - 20055 Willowbrook Drive
Langley, BC

High Exposure Retail/Office Unit

- » High Traffic Location
- » Great Co-Tenants
- » Flexible Zoning

JAMIE SCHREDER

Personal Real Estate Corporation

ROYAL LEPAGE

Wolstencroft Realty
INDEPENDENTLY OWNED AND OPERATED, BROKER

UPDESH GREWAL

Personal Real Estate Corporation

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PROPERTY INFO

RENTABLE AREA

Total: 1,540 ft²

BASIC RENT

\$45.00/ ft² / per annum

ADDITIONAL RENT

\$15.00 / ft² / per annum

EST. GROSS RENT

\$7,700 / month + GST

ZONING

C1 (REGIONAL COMMERCIAL)

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

CO-TENANTS

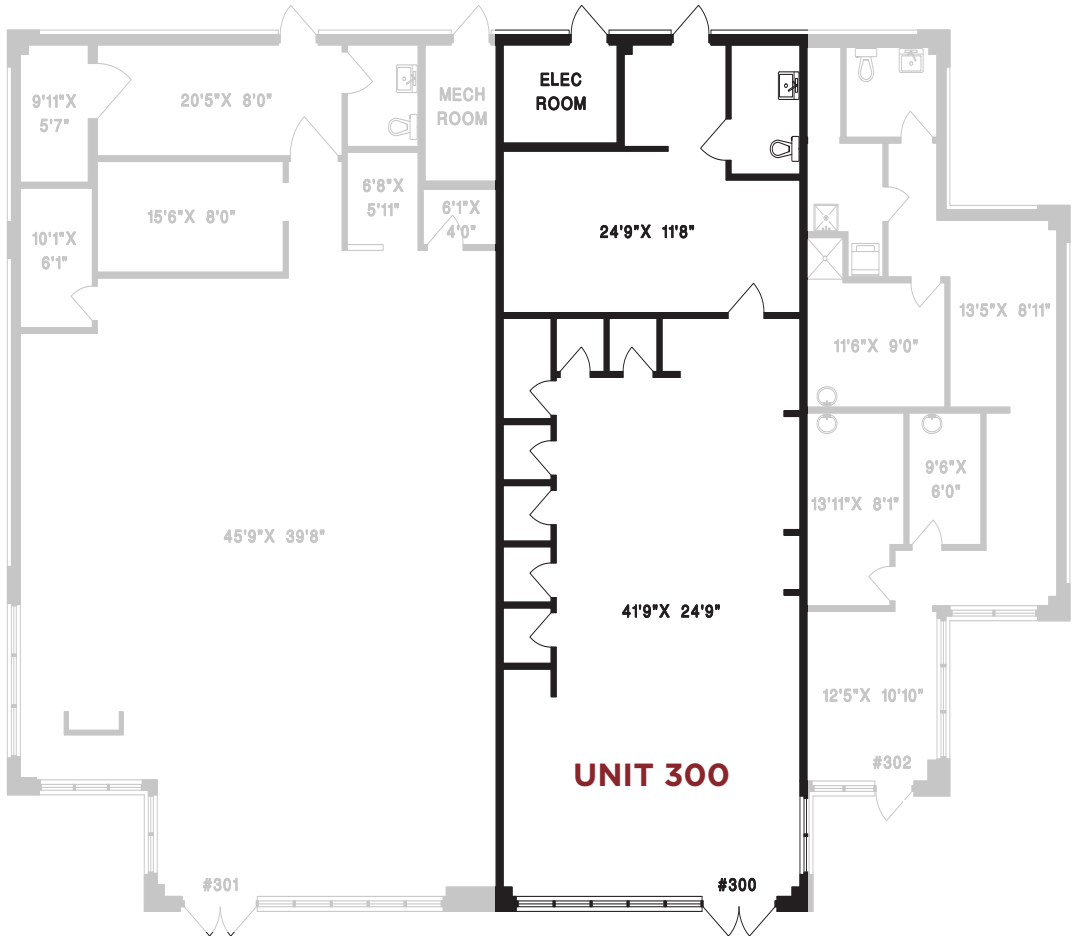
Staples
Pharmasave
The Brick
McDonalds
Tim Hortons



Unit 300 - 20055 Willowbrook Drive (Langley)

This is a rare opportunity to lease a small format (1,540 square foot) retail space in Willowbrook at Logan Creek Plaza. 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 Horton's, 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 centres or vape/smoke/cannabis shops. Vacant and available immediately, this opportunity will not last long. Contact the listing agent to book your tour today!

- » High-Traffic Location
- » Plenty of Parking
- » 3-Phase / 400-AMP / 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.



DRIVE TIMES

CLOVERDALE	13 MINS
MAPLE RIDGE	31 MINS
SURREY	32 MINS
WHITEROCK	34 MINS
COQUITLAM	36 MINS
DELTA	42 MINS
ABBOTSFORD	45 MINS

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LORI NICOL

Unlicensed Assistant



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