



FOR SUB-LEASE

Unit 705 - 20381 62 Avenue
Langley, BC

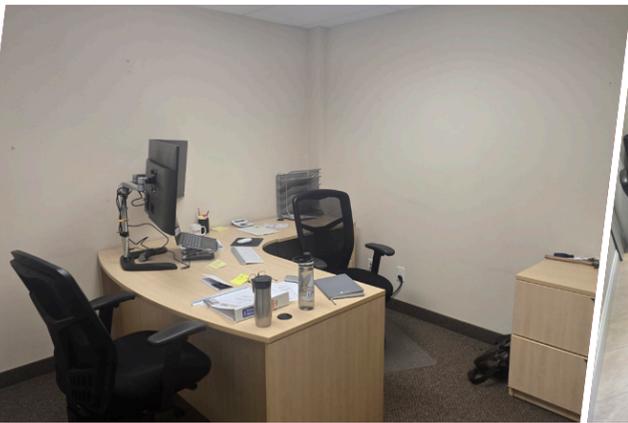
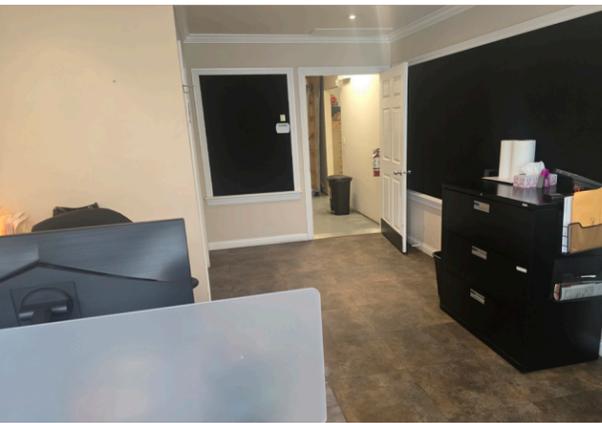
Industrial Office Unit

- » Outstanding Central Location
- » Turn-Key Office Improvements
- » Sub-Lease Under Market Rates
- » Flexible Zoning

UPDESH GREWAL
Personal Real Estate Corporation

JAMIE SCHREDER
Personal Real Estate Corporation

MAGNUS HEANEY
Commercial REALTOR®



PROPERTY INFO

RENTABLE AREA

Office: 2,275 ft²

BASIC RENT

\$18.00 ft² / per annum

ADDITIONAL RENT

\$5.04 / ft² / per annum

EST. GROSS RENT

\$4,368.00 / month + GST

ZONING

M-2

(General Industrial Zone)

Intended to accommodate light industrial and service-oriented uses.

POWER SUPPLY

3-Phase / 225-AMP / 240-Volt

Tenant to verify power supply is sufficient for its intended use



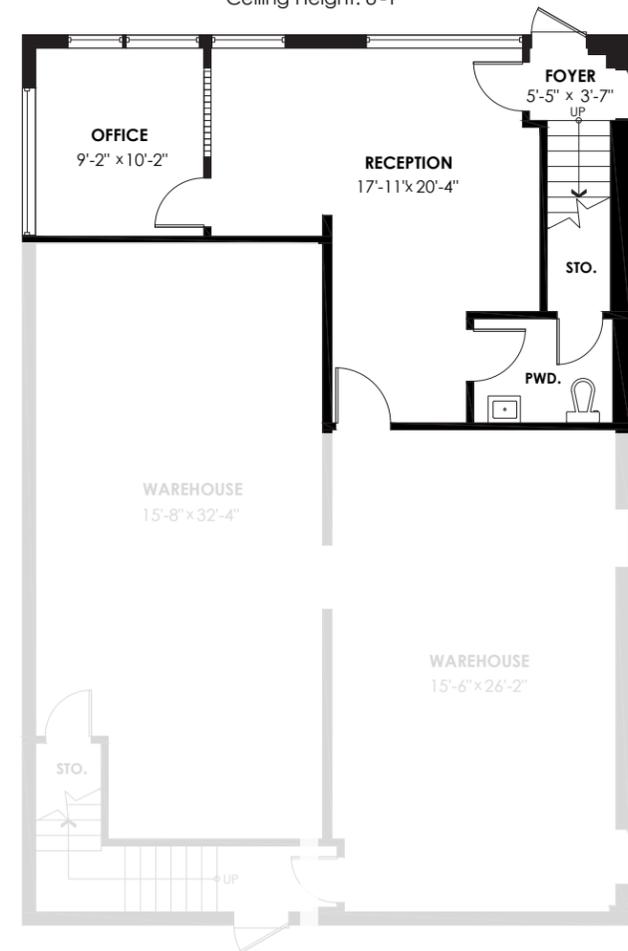
Unit 705 - 20381 62 Avenue (Langley, BC)

This 2,275 square foot industrial office unit is conveniently located just one block away from Highway 10 in the downtown core of Langley. The space features a large reception area, five private offices, a large boardroom with a kitchenette, three washrooms, and an open bullpen/flex area. **An additional 913 square feet of storage space is available to add on if desired.** M-2 zoning allows for a wide range of potential uses. This is a sub-lease which would expire on June 29, 2028.

- » 2% Annual Basic Rent Increases
- » Turn-Key Office Improvements
- » Sub-Lease Term Expires June 29, 2028

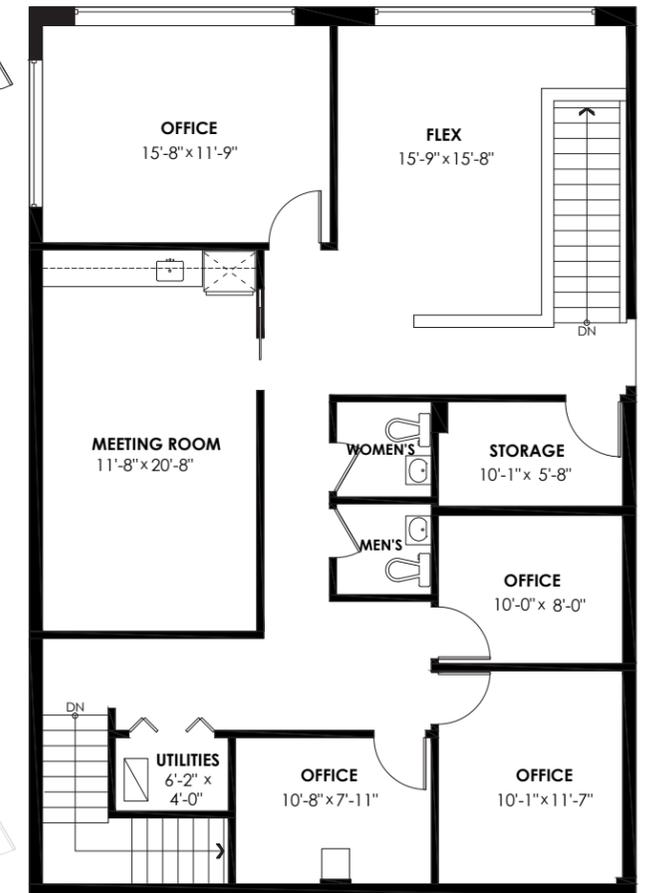
Ground Floor Plan

Floor Area: 1594 sq.ft.
Ceiling Height: 8'-1"



Second Floor Plan

Floor Area: 1594 sq.ft.
Ceiling Height: 7'-11"



FLOORPLAN & MEASUREMENTS

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



DRIVE TIMES

CLOVERDALE	10 MINS
MAPLE RIDGE	18 MINS
SURREY	25 MINS
WHITE ROCK	25 MINS
ABBOTSFORD	30 MINS
DELTA	35 MINS
BURNABY	39 MINS

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MAGNUS HEANEY
Commercial REALTOR®

LORI NICOL
Unlicensed Assistant



604-530-0231

COMMERCIAL@SCHREDERS.CA

WWW.SCHREDERS.CA