

FOR LEASE

# 200<sup>TH</sup> STREET BUSINESS PARK

8506 200<sup>TH</sup> STREET, LANGLEY, BC

PROFESSIONAL OFFICE SPACE WITH EXCELLENT EXPOSURE

AVAILABLE FEBRUARY 2024



Lora Stone  
Leasing Manager  
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**wesgroup**  
we see potential.



**LOCATION**

The 200th Street Business Park offers exceptional access and visibility, being located on 200th Street in the Township of Langley. The 200th Street corridor is one of the fastest growing commercial hubs in the Fraser Valley, due to this area's ease of access and central location. The area offers an abundance of amenities and conveniences and is serviced by two major transit routes, easily connecting commuters to the Surrey Central SkyTrain Station and Translink's Carvolth Exchange Park and Ride.

**UNIT 200**

<b>SIZE</b>	3,475 sf
<b>BASIC RENT</b>	Please contact
<b>ADDITIONAL RENT</b>	\$16.60 psf (2024 estimate)
<b>AVAILABILITY</b>	February 1, 2024



**PREMISES** Space is move in ready and includes reception area, kitchenette, open workstation area and a variety of offices and meeting rooms.

**BUILDING FEATURES**



Central Location



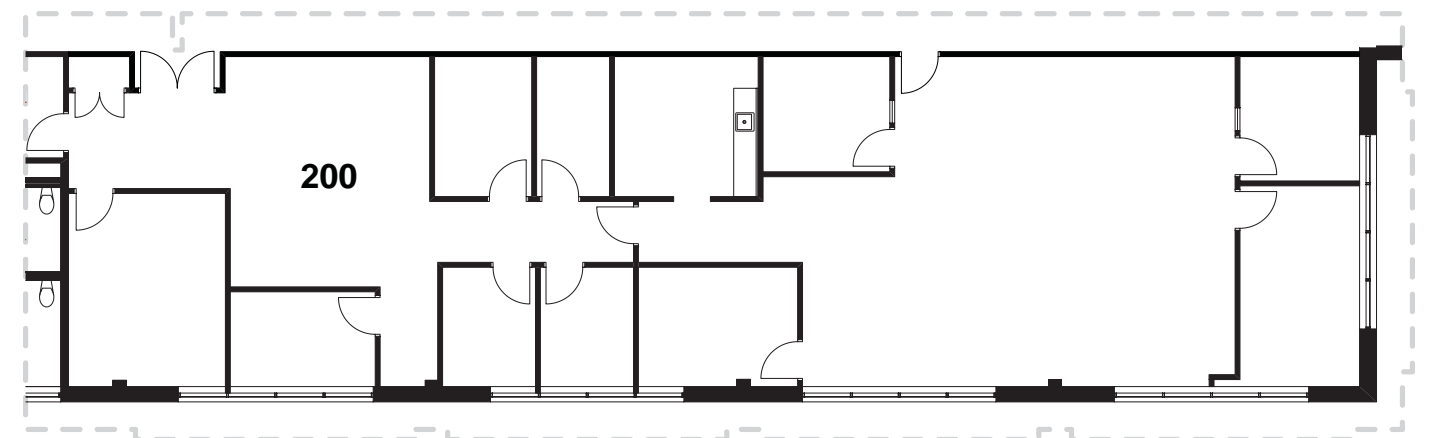
Pylon Signage Available



On-site Surface Parking



Professionally Managed and Tenanted



# THE DEVELOPER

## HISTORY & EXPERIENCE YOU CAN TRUST

Wesgroup Properties is a Vancouver-based, family-owned real estate company that specializes in the development of sustainable, mixed-use spaces. In business for more than 60 years, Wesgroup provides complete, end-to-end real estate services, acquiring, developing and managing commercial and residential properties.

Wesgroup is one of Western Canada's largest private real estate companies, with over 7,000 residential units completed and over 60 commercial buildings, totaling over 3 million square feet under management.



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The Developer reserves the right to make modifications to floorplans, project design, materials and specifications to maintain the high standards of this development. E&OE

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