

Office Space for Lease

6350-203rd Street

Langley BC

A portion of Canada Bread / Group Bimbo Corporate Office



Maureen Mounzer

Personal Real Estate Corporation
Associate Vice President, Commercial Properties

604 669 1466

maureen.mounzer@cbre.com

Romy van der Merwe

Personal Real Estate Corporation
Senior Sales Associate, Commercial Properties

236 889 8438

romy.vandermerwe@cbre.com



CBRE

The Opportunity

Rare opportunity to lease large format office space in the heart of Willowbrook. Prime location surrounded by shops and services and conveniently located on 64th Avenue, a major transit line connection to the Future SkyTrain. This “Statement” building has excellent street appeal in easily accessible to all the major thoroughfares.

- + Beautiful entrance/reception area
- + Stunning floor to ceiling windows in all of the offices
- + Large shared boardroom/training room available

Address - 6350-203rd Street, Langley

Main Floor - Total 14,000 SF

- + **A 6,000 SF** - 19 bright individual offices with side entrance on 64th Avenue
- + **B 8,000 SF** - large open area with 13 prominent offices

Second Floor - Approx. 10,000 SF

- + The remainder of Canada Bread's corporate office
- + Bright open area and 13 window offices

Up to 25,000 SF of finished office space in Willowbrook, Langley



Lease Rate

TBD



Taxes & op. Costs

TBD



Parking

3 stalls/1000 SF



Windows

Floor to Ceiling



Availability

Spring 2023



Use

General Office



Signage

Available TBD



Zoning

M11



Main Floor

A - 6,000 SF Rentable
+ 19 bright offices

B - 8,000 SF Rentable
+ 13 offices

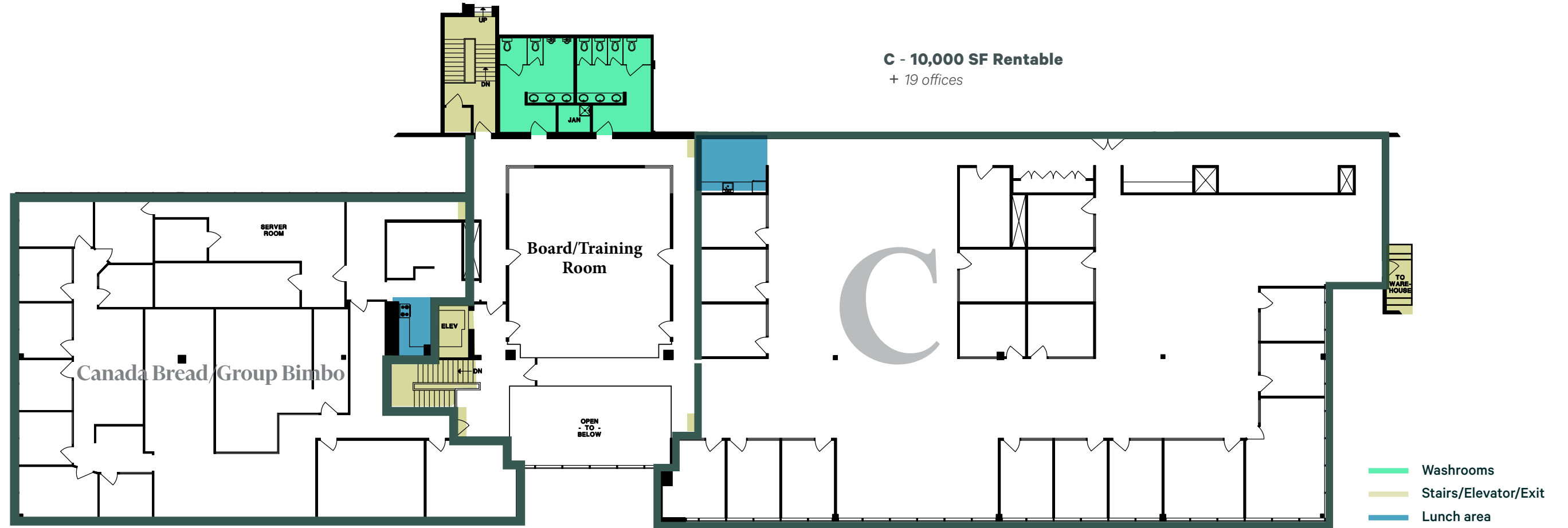
- Washrooms
- Stairs/Elevator/Exit
- Lunch area



Floor Plan Not to Scale

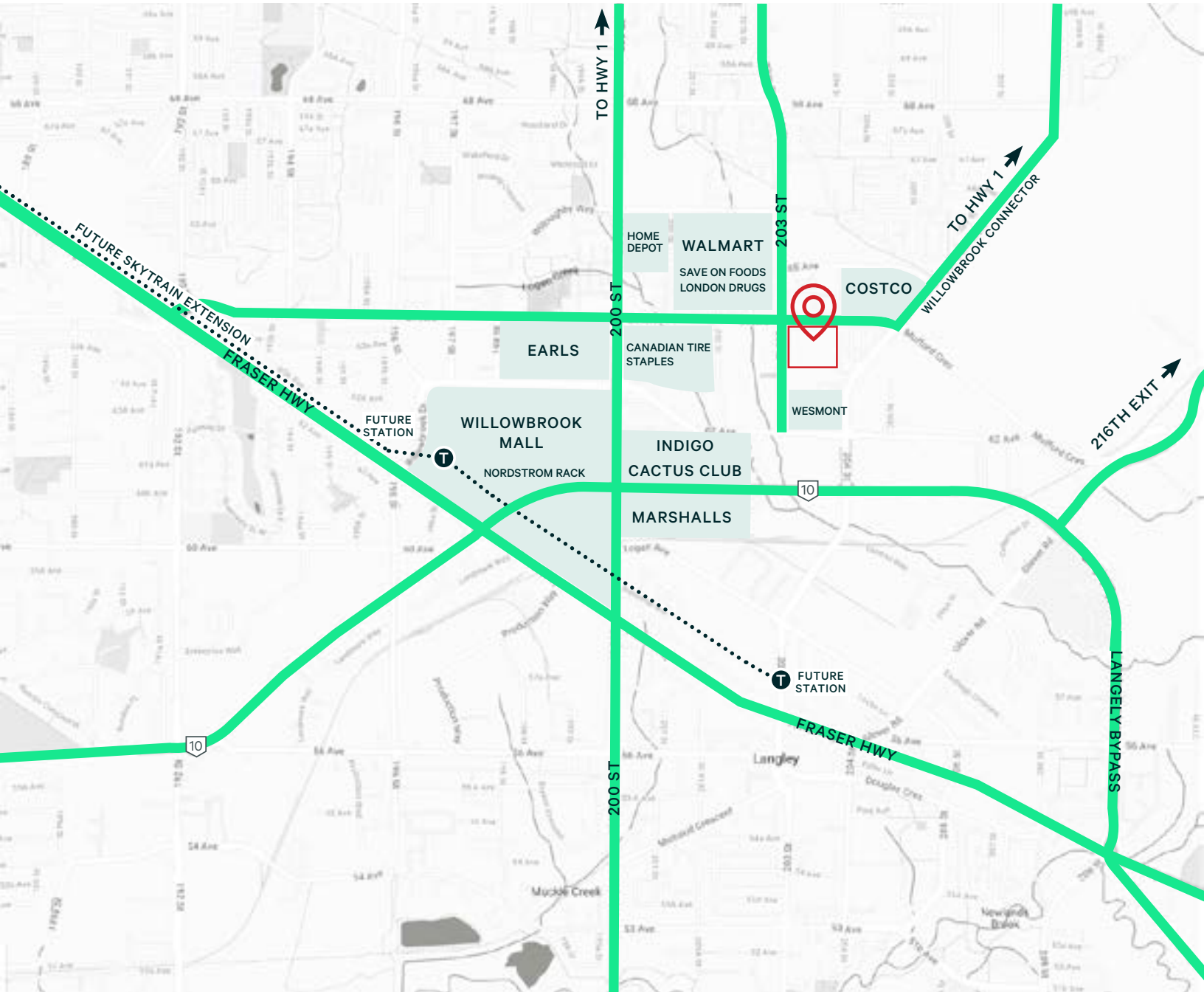


Second Floor



Office | For Lease

6350-203rd Street | Langley, BC



Contact Agents

Maureen Mounzer

Personal Real Estate Corporation

Associate Vice President

Commercial Sales & Leasing

+1 604 669 1466

maureen.mounzer@cbre.com

Romy van der Merwe

Personal Real Estate Corporation

Senior Sales Associate

Commercial Sales & Leasing

+236 889 8438

romy.vandermerwe@cbre.com

CBRE Limited | 1021 West Hastings Street #2500, Vancouver, BC www.cbre.ca

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