

Office Space for Lease

# 6350-203<sup>rd</sup> Street

Langley BC

A portion of Canada Bread / Group Bimbo Corporate Office

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**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

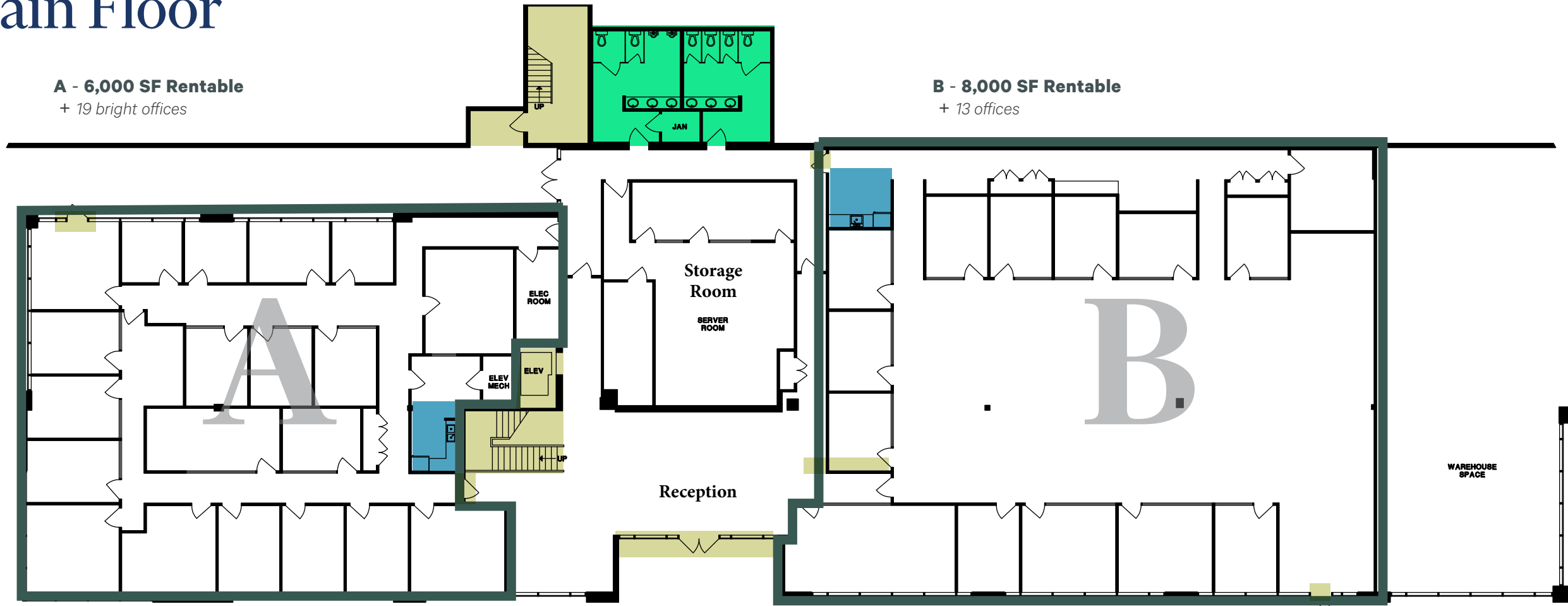


# Main Floor

**A - 6,000 SF Rentable**  
+ 19 bright offices

**B - 8,000 SF Rentable**  
+ 13 offices

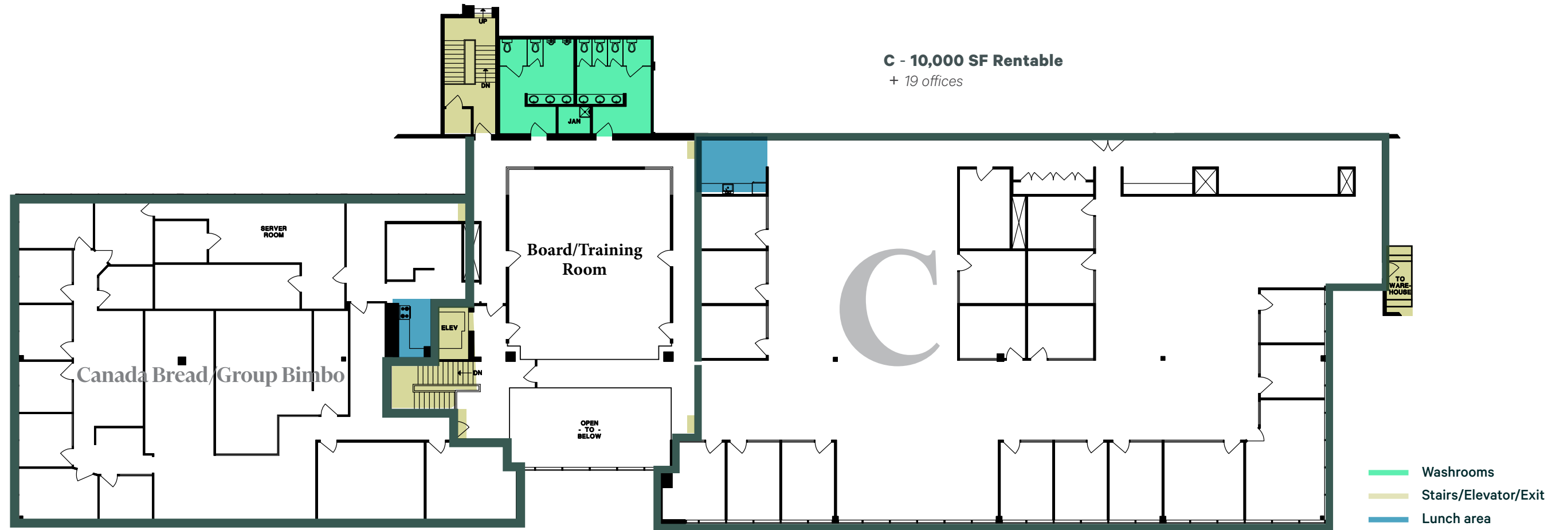
- Washrooms
- Stairs/Elevator/Exit
- Lunch area



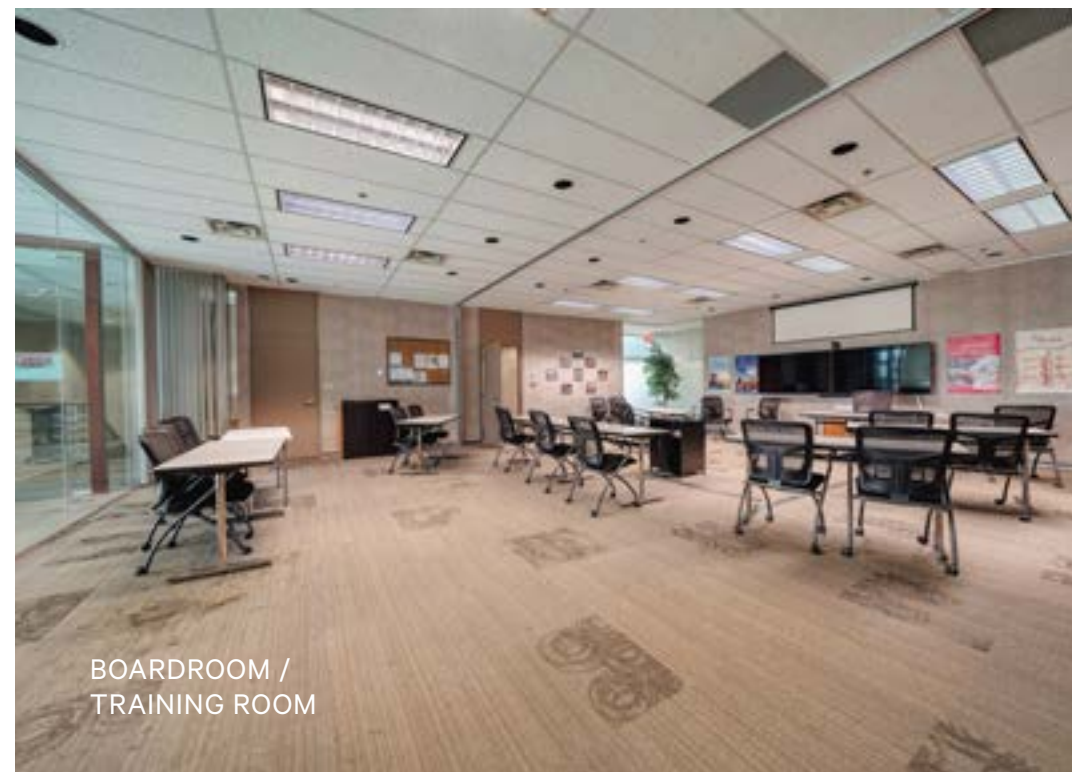
Floor Plan Not to Scale



# Second Floor

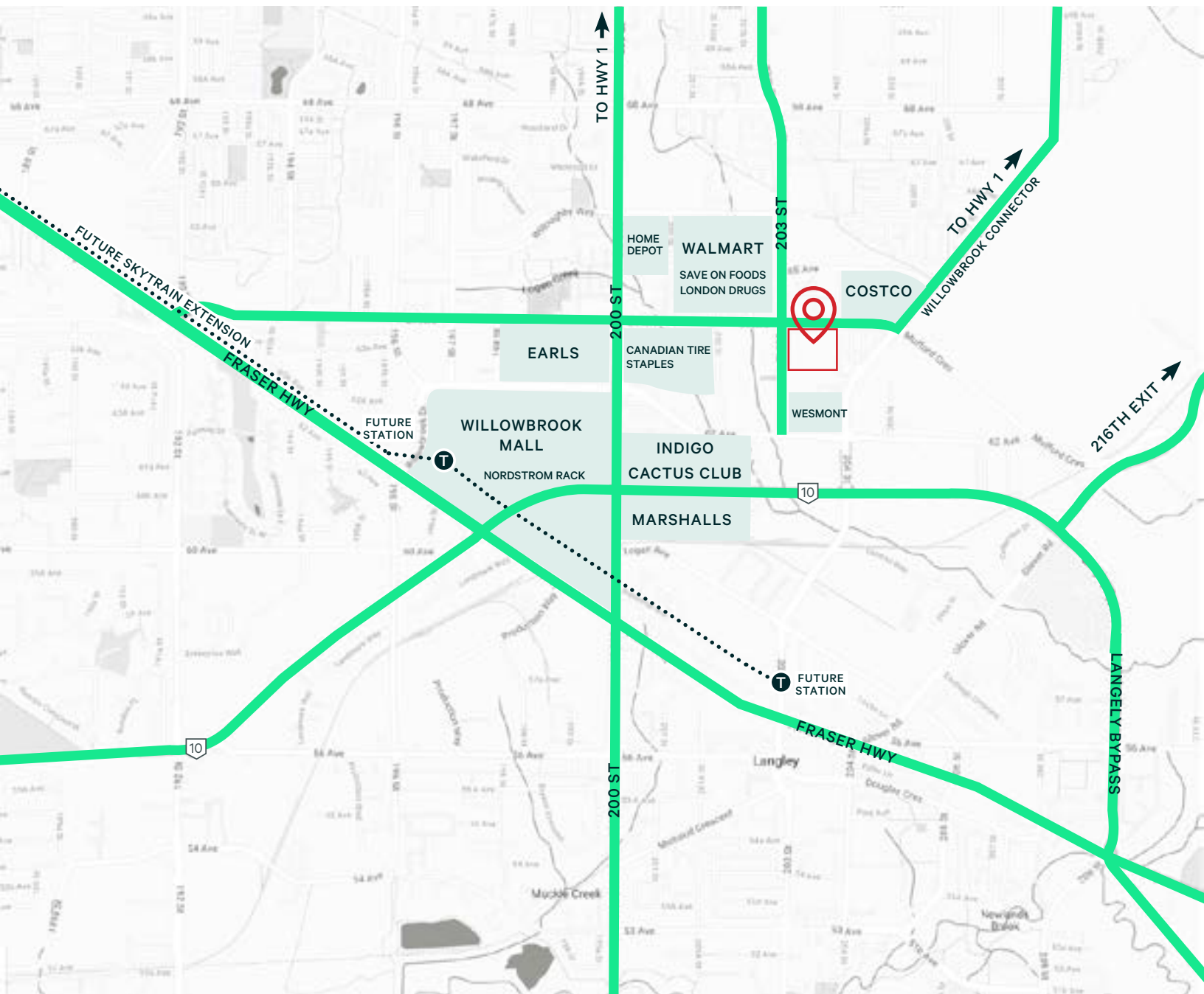


Floor Plan Not to Scale



# Office | For Lease

6350-203<sup>rd</sup> Street | Langley, BC



## Contact Agents

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