



BAYTREE CENTRE

20621 & 20641 LOGAN AVENUE
LANGLEY, B.C.



VARIOUS LEASING OPPORTUNITIES

OFFICE UNITS AVAILABLE FOR LEASE IN LANGLEY CITY CENTRE WITHIN CLOSE
PROXIMITY TO THE APPROVED EXPO LINE SKYTRAIN EXTENSION

CBRE

UNIT A201

CORNER UNIT
MAINLY OPEN PLAN WITH PLENTY OF GLAZING

SIZE
1,000 SF - 3,519 SF

AVAILABLE
Immediately

PARKING RATIO
3 stalls per 1,000 SF

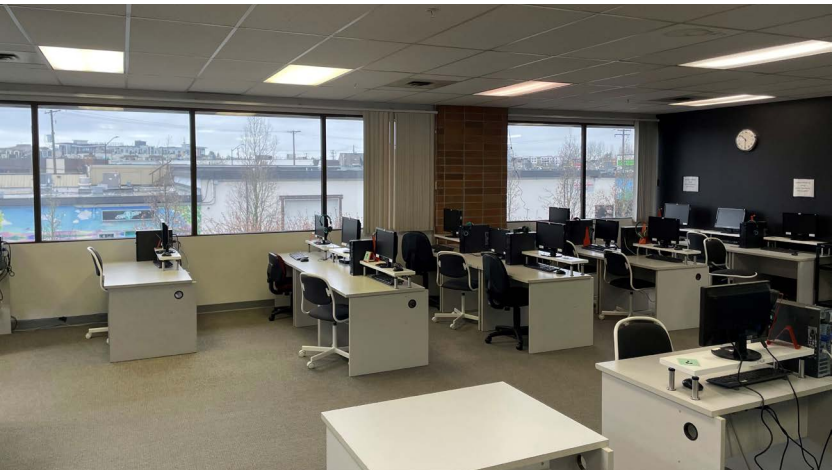
ASKING RENT
\$21.95 PSF

ADDITIONAL RENT
\$16.50 PSF (2026 Estimate)

MANAGEMENT FEE
5%



FOR LEASE | BAYTREE CENTRE, 20621 LOGAN AVENUE, LANGLEY B.C..



UNIT B104

GROUND LEVEL UNIT
OPEN PLAN

SIZE

744 SF

AVAILABLE

September 2026

PARKING RATIO

3 stalls per 1,000 SF

ASKING RENT

\$25.00 PSF

ADDITIONAL RENT

\$16.50 PSF (2026 Estimate)

MANAGEMENT FEE

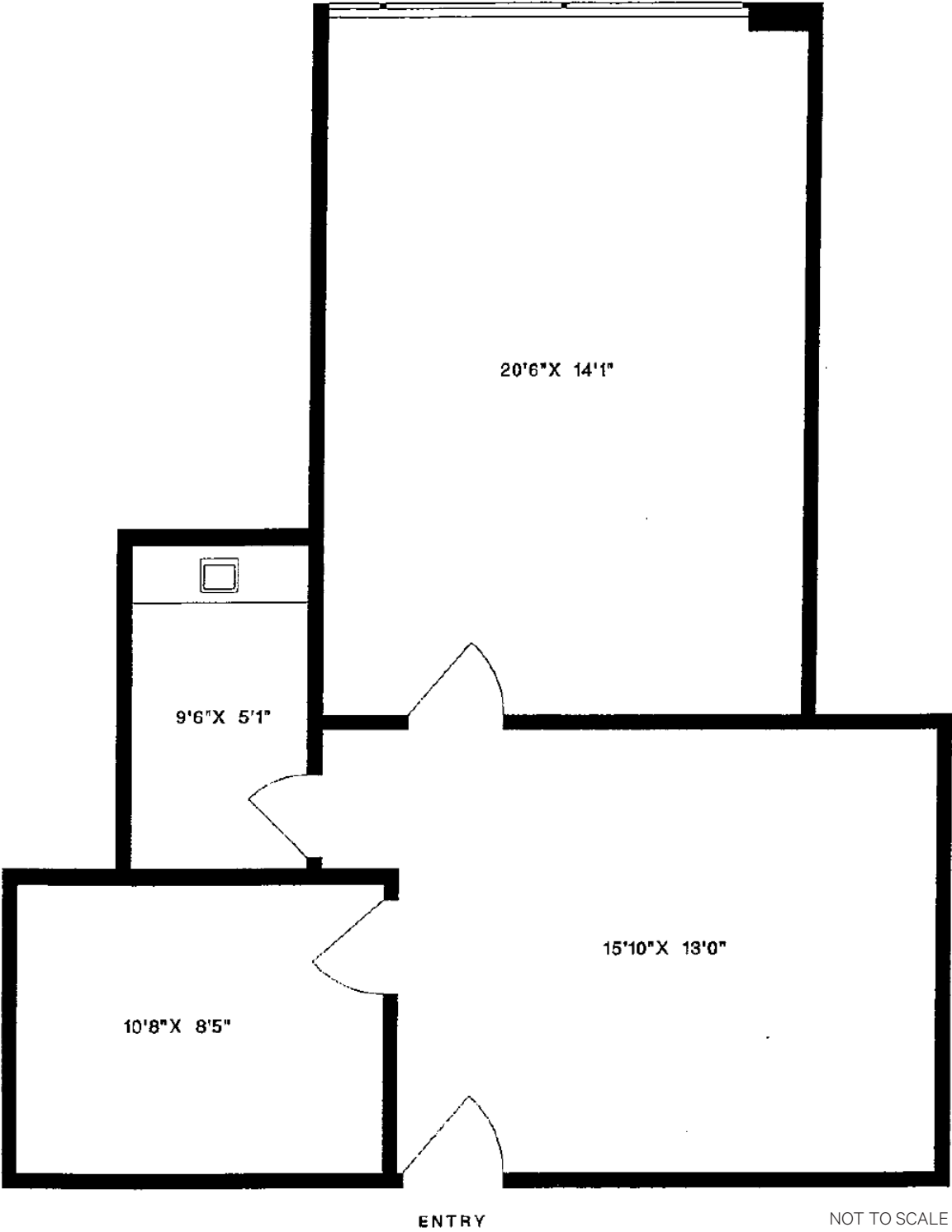
5%

FOR LEASE | BAYTREE CENTRE, 20621 LOGAN AVENUE, LANGLEY B.C..

FLOOR PLAN

UNIT B104

744 SF



UNIT B206

MULTIPLE PRIVATE OFFICES
FRONT RECEPTION

SIZE

2,954 SF
(Can be combined with Unit B207/208 for a total size of 4,946 SF)

AVAILABLE

Immediately

PARKING RATIO

3 stalls per 1,000 SF

ASKING RENT

\$21.95 PSF

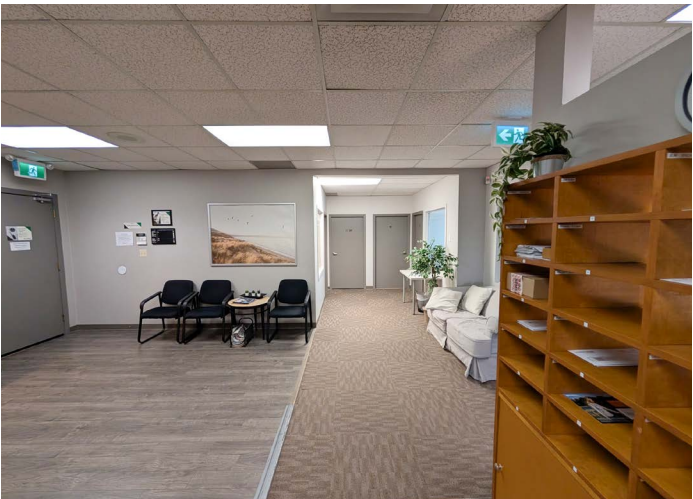
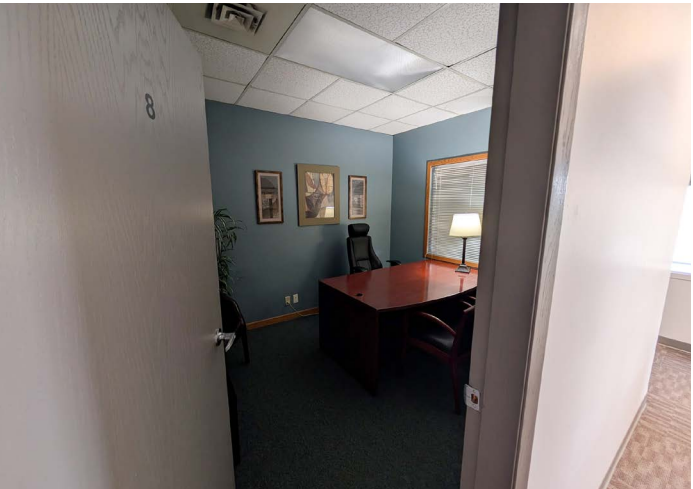
ADDITIONAL RENT

\$16.50 PSF (2026 Estimate)

MANAGEMENT FEE

5%

FOR LEASE | BAYTREE CENTRE, 20621 LOGAN AVENUE, LANGLEY B.C..



UNIT B207 / B208

CORNER UNIT WITH PLENTY OF GLAZING
PRIVATE PERIMETER OFFICES

SIZE

1,992 SF
(Can be combined with Unit B206 for a total size of 4,946 SF)

AVAILABLE

November 2026

PARKING RATIO

3 stalls per 1,000 SF

ASKING RENT

\$21.95 PSF

ADDITIONAL RENT

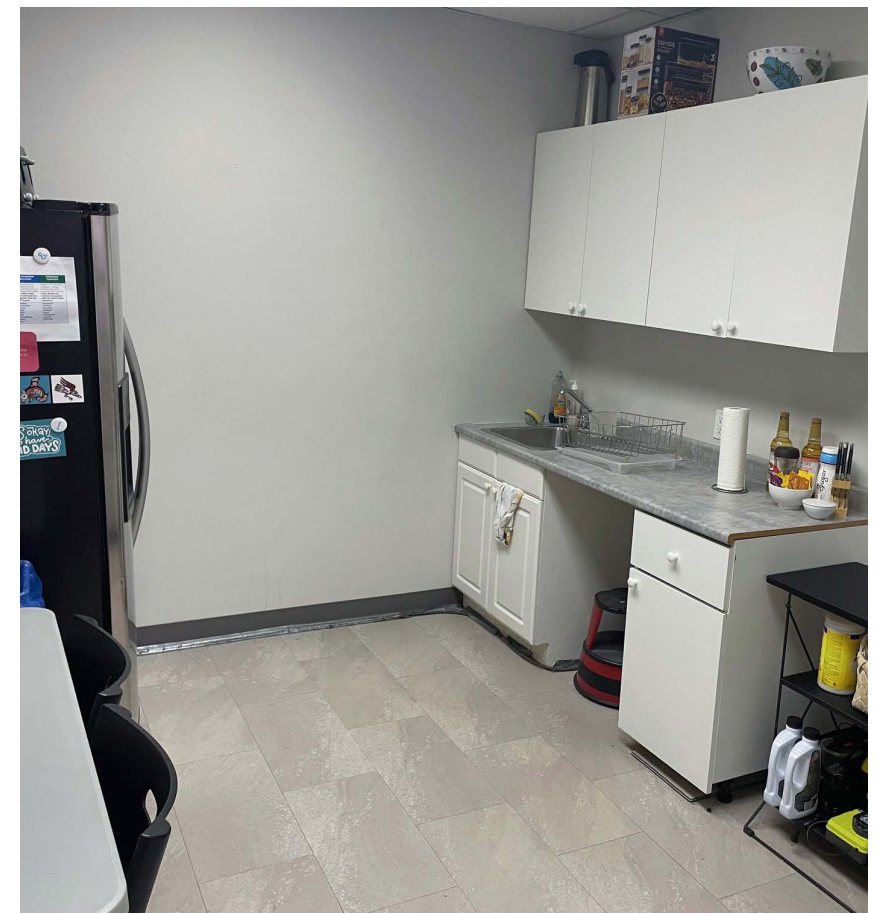
\$16.50 PSF (2026 Estimate)

MANAGEMENT FEE

5%



FOR LEASE | BAYTREE CENTRE, 20621 LOGAN AVENUE, LANGLEY B.C..



THE LOCATION

Baytree Centre is conveniently situated in the heart of Langley's city centre along Logan Avenue and 56 Avenue, and is located across the street from the Langley Cascades Casino, which has been approved for a 23,000 sq. ft. expansion. The Property is surrounded by leading retailers, schools, and amenities. In addition, the Property provides immediate access to Fraser Highway and is a 10 minute drive from Highway 1.

The proposed extended Expo Line SkyTrain's terminus station is anticipated to be built at 203 Street, located just 10 minutes away from the Property.

PROPERTY FEATURES

- + Corner property with excellent frontage to Logan and 56 Avenue
- + 2 blocks from the future SkyTrain station
- + Transit at site
- + Large surface parking area
- + Professionally managed centre with great curb appeal
- + Convenient access from all areas of Langley
- + Full HVAC
- + Mix of private offices and open work space



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