

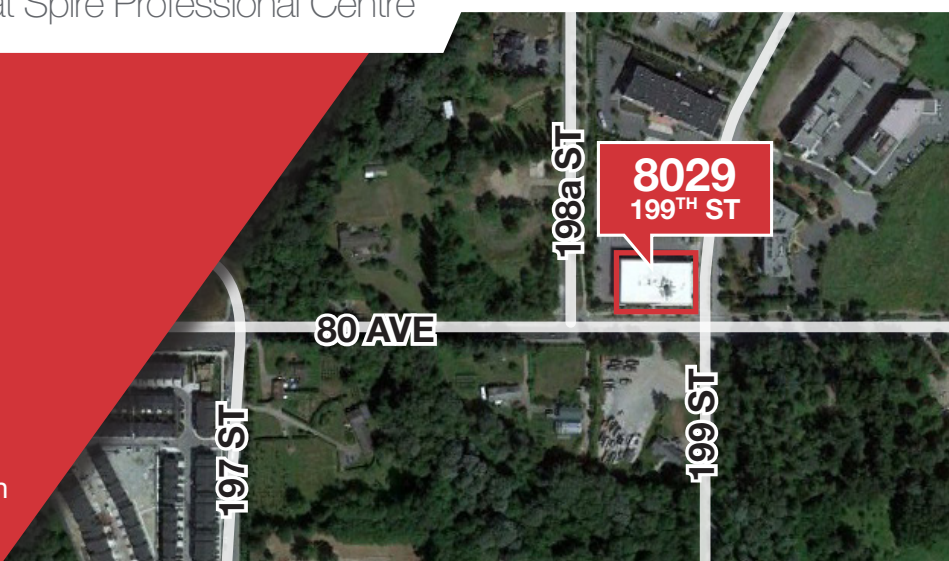


## #370 - 8029 199<sup>th</sup> Street, Langley, BC

Professionally Improved Strata Office at Spire Professional Centre

### FOR SALE

- ▶ Professionally improved strata office
- ▶ 4 private offices
- ▶ Dedicated boardroom and reception area
- ▶ Contemporary professional finishes
- ▶ Extensive interior glazing
- ▶ Excellent natural light
- ▶ Efficient and functional office configuration



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# 8029 199<sup>th</sup> Street

## Langley, BC

### Property Details

An excellent opportunity to acquire a turn key professionally improved strata office within **Spire Professional Centre**, a modern three-storey professional office development strategically located just west of the 200 Street corridor in Langley's rapidly growing Willoughby community.

**Unit 370** offers an efficient and highly functional professional office layout featuring **four private offices, a boardroom and reception area**. Contemporary improvements, extensive glazing and quality interior finishes provide a polished business environment suitable for a variety of professional users.

### Property Highlights

- **Layout:** 4 Private Offices, Boardroom and Reception
- **Parking:** 1 secured underground Parking Stall
- **Washrooms:** Common washrooms located in close proximity to the unit
- **Zoning:** CD-57 Comprehensive Development
- **Year Built:** Approximately 2018

### Location

Spire Professional Centre is strategically located near **199 Street and 80 Avenue**, immediately west of the 200 Street corridor across from Langley Events Centre.

The property offers convenient access to **Highway 1** and Carvolth transit exchange, providing connections throughout Langley, Surrey, Abbotsford, Burnaby and the broader Metro Vancouver and Fraser Valley markets.

### Salient Details

#### Gross Leasable Area

933 SF

#### Year Built

2018

#### Zoning

CD

#### Asking Price Rent

\$1,200,000





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