

# — THE HUDSON —

5382 200 Street, Langley, BC



Multifamily  
Investment  
Team

*BC's Purpose-Built Rental Specialists*

Luxury Purpose-Built 118 Unit Rental  
Apartment Building in the Heart of Langley Just  
Minutes From Future Skytrain

**TANNIN**

DEVELOPMENTS



## THE HUDSON

*A best-in-class, transit-oriented rental asset featuring modern design, premium construction, and high-end amenity program.*



## The Offering

The Colliers Multifamily Investment Team is pleased to present this unique opportunity to acquire **The Hudson**, a newly constructed six-storey purpose-built rental apartment building located at 5382 200 Street in the heart of Langley City. The Hudson offers 118 modern rental homes, creating a vibrant and walkable urban living environment. Built to high market standards, the suites feature open-concept layouts, stainless steel appliances, in-suite laundry, air conditioning, and private balconies or patios. With a strong mix of tenant-focused amenities and a central, transit-oriented location near retail, services, and major transportation corridors, The Hudson represents a premier example of new rental housing in Langley and a rare opportunity to acquire a high-quality multifamily asset in a rapidly growing community.



2026  
CONSTRUCTION



118  
MODERN SUITES



CONDO QUALITY  
FINISHES & AMENITIES



MARKET LEADING  
AMENITIES



ATTRACTIVE MLI SELECT  
FINANCING



BEST-IN-CLASS  
DEVELOPER

# THE HUDSON



**CONDO QUALITY FINISHES & AMENITIES:** Interiors feature open-concept layouts, laminate flooring, and private balconies or patios for bright, functional living. Many suites include elevated ceilings that enhance openness and add a premium feel, and all homes are pet-friendly, internet/cable ready, and secured with fob-controlled access.



**TRANSIT ORIENTED & PROXIMITY TO AN ABUNDANCE OF AMENITIES:** The Hudson offers strong walkability, placing residents within a short walk of daily amenities like nearby cafés, shops, and services along 200 Street. Transit access is convenient with multiple bus routes nearby, along with future connectivity via the Surrey-Langley SkyTrain extension now under construction. Outdoor amenities like Brydon Lagoon and greenway trails are also within easy walking distance.



**OPERATIONAL EFFICIENCIES:** With 118 luxury rental suites, the property will allow prospective purchasers to acquire a building of scale what will provide both management and operational efficiencies.



**STRONG MARKET FUNDAMENTALS:** The Hudson benefits from robust population growth, with Langley City increasing by 20.2% from 2020 to 2025. Within a 5KM radius of the Hudson, the added population was approximately 24,500 residents.



**BEST-IN-CLASS DEVELOPER:** Known for its hands-on, long-term ownership approach, Tannin designs, builds, and manages its rental communities in-house, ensuring durability, resident satisfaction, and strong operational performance. Their portfolio includes standout projects such as The Hudson, The Colton, Lincoln, Axis, and Meridian, reflecting the firm's growing presence in master-planned communities, mid-rise residential buildings, and urban revitalization.



## Property Overview

**The Hudson** is a newly constructed, purpose-built rental apartment building located at 5382 200 Street in Langley City, comprising 118 residential suites across a modern six-storey mid-rise form. The Property has been developed as a premium, market-leading rental community, delivering condo-quality design, efficient building systems, and an elevated resident experience within a highly connected, transit-oriented urban location.

Construction consists of a concrete foundation and podium supporting a wood-frame superstructure, complemented by a contemporary exterior envelope with durable cladding, architectural detailing, and expansive thermal window systems. Building systems include high-efficiency heating and ventilation, in-suite air conditioning, separately metered utilities, energy-efficient common-area lighting, controlled-access entry, modern life-safety infrastructure, and elevator service to all residential levels.

**The Hudson** offers a comprehensive, world-class amenity program designed to position the Property at the top of the Langley rental market. Amenities include an indoor fitness centre, private theatre, resident lounge, outdoor fitness areas, children's play space, and a dedicated dog park with agility equipment. Suites feature open-concept layouts, stainless steel appliances, in-suite laundry, contemporary finishes, and private balconies or patios.

Located along the 200 Street corridor and minutes from the future Surrey-Langley SkyTrain extension, **The Hudson** benefits from exceptional access to transit, retail amenities, and major transportation routes.

## 5382 200 Street LANGLEY, BC

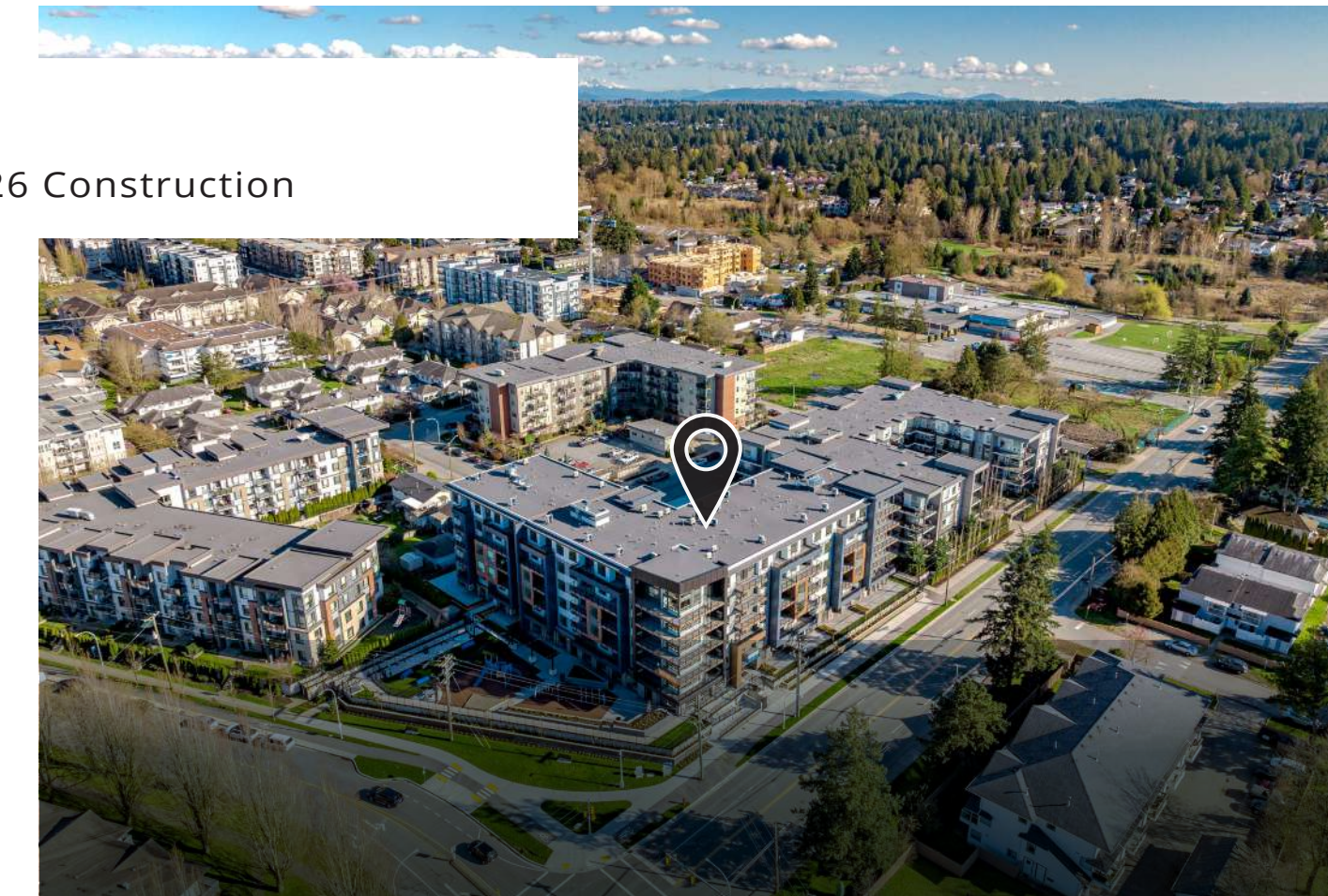
6 Storeys | 118 Suites | 100% Market Rental | 2026 Construction

### SUITE BREAKDOWN

SUITE TYPE	COUNT	PROJECTED RENT	AVG. SF
Bachelor	5	\$1,710	500 SF
1 Bedroom	51	\$2,217	635 SF
1 Bedroom + Flex	10	\$2,562	744 SF
2 Bedroom	35	\$2,751	870 SF
2 Bedroom + Flex	17	\$3,122	994 SF
Total/Average	118	\$2,514	760 SF

### Executive Summary

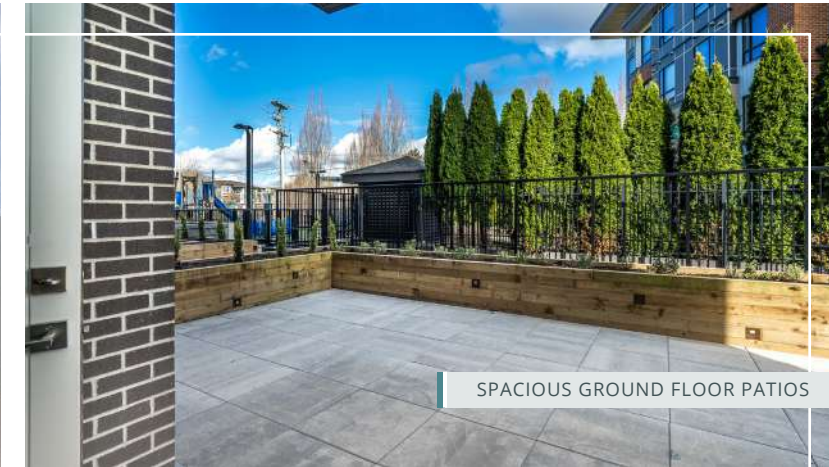
CIVIC ADDRESS	5382 200 Street, Langley, BC		
COMPLETION DATE	Early 2026		
LAND SIZE	1.23 Acres		
BUILDING HEIGHT	6 Storey		
NO. OF UNITS	118		
PROJECTED RENT	\$2,514   \$3.31/SF		
OCCUPANCY	46% +		
NET RENTABLE AREA	89,688 SF		
PARKING	132 Secured Underground Stalls   18 Visitor Surface Stalls		
ASSUMABLE CMHC FINANCING	Loan Balance	\$61,613,392	
	Rate	3.95%	
	Term	5 Year	
	Amortization	50 Year	
LIST PRICE	Contact Agents for Price Guidance		
BARE TRUST	Share Sale Available		



Best in Class New Construction



BRIGHT WELL DESIGNED BEDROOMS



SPACIOUS GROUND FLOOR PATIOS



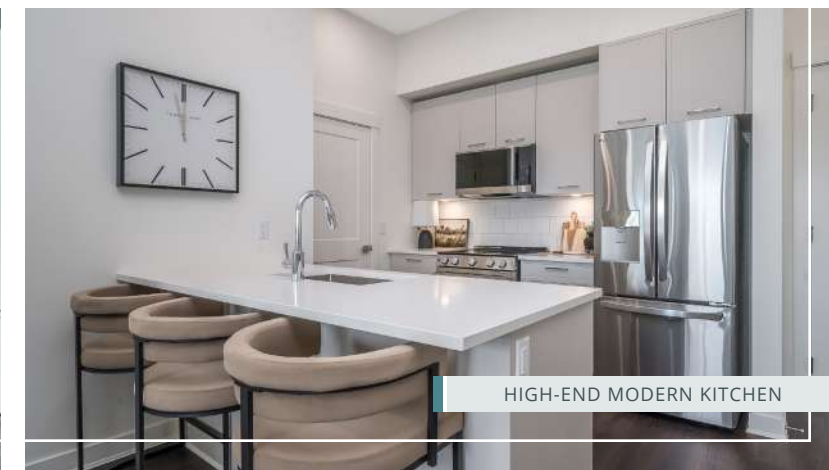
OPEN CONCEPT LIVING ROOMS WITH HIGH CEILINGS



FUNCTIONAL OPEN CONCEPT LIVING SPACES



GENEROUSLY SIZED BALCONIES



HIGH-END MODERN KITCHEN



## ● High Loan to Value with Positive Leverage Opportunity

- ASSUMPTION POTENTIAL PROVIDING ACQUISITION FLEXIBILITY
- EXTENDED 50 YEAR AMORTIZATION SUPPORTING STRONG CASH FLOW STABILITY
- MARKET ALIGNED INTEREST RATE UNDER INSTITUTIONAL UNDERWRITING STANDARDS
- EFFICIENT CAPITAL STACK FOR A NEWLY CONSTRUCTED, LARGE FORMAT RENTAL ASSET

The Hudson benefits from CMHC insured, market rate financing that is available for assumption, offering investors an efficient, high leverage capital structure with a limited cash equity requirement for a best in class, large scale purpose built rental asset. The assumption potential provides meaningful flexibility for a qualified purchaser and enhances overall transaction execution.

The existing loan represents a high loan to value profile and is structured with a 50 year amortization, materially reducing annual debt service and supporting stable, long term cash flow. The financing carries a five year term at today's market interest rate, aligned with institutional underwriting standards and supported by the structural advantages of CMHC insurance.

Overall, the assumable financing enhances The Hudson's investment profile by combining leverage efficiency, scale, and capital stability, creating an attractive entry point into a newly constructed, institutional quality rental asset.

Financing Type	CMHC Insured (Assumable)
Loan Balance	\$61,613,392
Interest Rate	3.95%
Loan Term	5 Years
Amortization	50 Years

5382 200 STREET, LANGLEY

## ● A Market-Leading Rental Community with a Comprehensive, High-End Amenity Experience

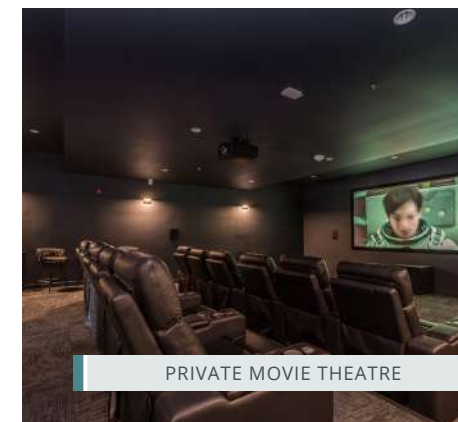
**The Hudson** provides a contemporary rental offering with modern finishes throughout the building and a well-considered amenity program that supports long-term residential use. The property is designed to balance in-suite comfort with shared amenities that enhance everyday living, contributing to a cohesive and functional rental environment. The overall design and finish level align with the expectations of a contemporary multifamily asset in a growing suburban centre.

Residential suites feature efficient layouts with modern kitchens and bathrooms, in-suite laundry, and durable finishes selected for practicality and consistency. Select suites benefit from private outdoor space and open sightlines, further enhancing livability. In-suite features are complemented by a collection of shared indoor and outdoor amenities designed to accommodate fitness, social interaction, and flexible use. Common areas support resident lifestyle needs while maintaining operational efficiency, and the amenity offering is integrated throughout the building to provide convenient access and encourage regular use. Collectively, **The Hudson's** suite design and amenity package position the property as a well-rounded, contemporary apartment building within the Langley rental market.

### High-End Rental Amenities



INDOOR FITNESS CENTRE



PRIVATE MOVIE THEATRE



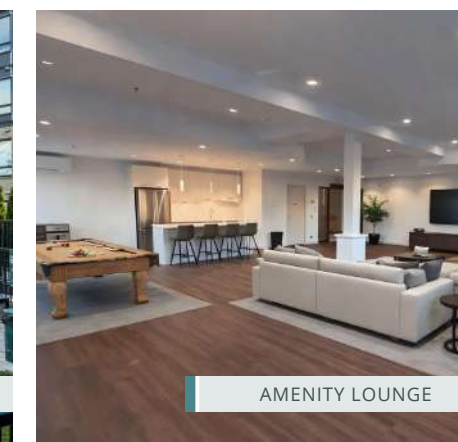
OUTDOOR FITNESS CENTRE



CHILDREN'S PLAYGROUND



DOG PARK WITH AGILITY EQUIPMENT



AMENITY LOUNGE

### COMMON AREAS

- Amenity Lounge
- Pool Table
- Private Movie Theatre
- Indoor Fitness Centre
- Outdoor Fitness Centre
- Children's Playground
- Dedicated Dog Park
- Secure Parcel Delivery Room
- Bike Room
- Courtyard
- Storage Lockers
- EV Charging Stations (14 stalls)

### SUITE FEATURES

- Modern & spacious open floor plans with professionally designed condo-quality finishes
- Durable luxury vinyl plank flooring throughout the living space and bedrooms
- Ample in-suite storage rooms with stacked washer & dryer
- All suites feature spacious balconies or patios
- Brand new steel LG appliances
- Ample storage
- Soft close cabinetry
- In-suite air conditioning
- Ground floor suites secure with additional tenant security monitoring

### NEARBY FACILITIES & RETAIL

- Walkable shops, cafés, and daily services
- Quick access to transit
- Diverse dining options close by
- Health, wellness, and professional services nearby



## ● Future Surrey Langley Skytrain

Expected completion late 2029

The future Surrey-Langley SkyTrain extension adds a compelling transit-driven advantage to The Hudson's long-term investment profile. Scheduled to open in 2029, the 16-kilometre Expo Line extension will run along Fraser Highway and include Willowbrook Station, located adjacent to Willowbrook Shopping Centre and the Langley City Centre Station, both a short distance from the property. This direct proximity to a rapid-transit station with an integrated bus exchange positions The Hudson within a future transit-oriented growth corridor, strengthening rental demand, improving regional connectivity, and supporting sustained value appreciation as density and employment continue to concentrate around SkyTrain nodes in Langley.

## ● Retail & Lifestyle Amenities

646,520 Sq. ft. Retail & Amenity Hub

Located just minutes from Willowbrook Shopping Centre, The Hudson benefits from immediate access to one of the Fraser Valley's most established retail and lifestyle hubs, an attribute that strongly enhances its appeal to both renters and investors. Willowbrook Mall offers over 150 national and international retailers, everyday services, and dining options, anchored by major brands such as Hudson's Bay, Indigo, Sport Chek, Winners, and a full-service grocery offering nearby. The centre is complemented by surrounding big-box retail, restaurants, professional services, and essential amenities, creating a highly walkable, convenience-driven environment. This proximity supports sustained rental demand by aligning with tenant preferences for access to shopping, employment, dining, and transit, while reinforcing The Hudson's position within a proven commercial node that continues to serve as a key economic and lifestyle destination in Langley.



One of the Largest Regional Shopping Centres in the Fraser Valley



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