



Unit 201 - 26620 56th Avenue, Langley

5,985 SF Office in Gloucester **For Lease**

Secure and well-appointed second floor office space for lease.

Situated just north of Gloucester Way on 56th Avenue, the subject property is strategically located in northeast Langley on the north side of the Trans-Canada Highway at the 264th Street interchange. This convenient transport connection offers direct access to all areas within the Lower Mainland, the Abbotsford International Airport and the US border.

Accelerating success.

Asking:

\$14.75
PSF

Building Features:



Quick access
to Hwy 1



M-2A Zoning



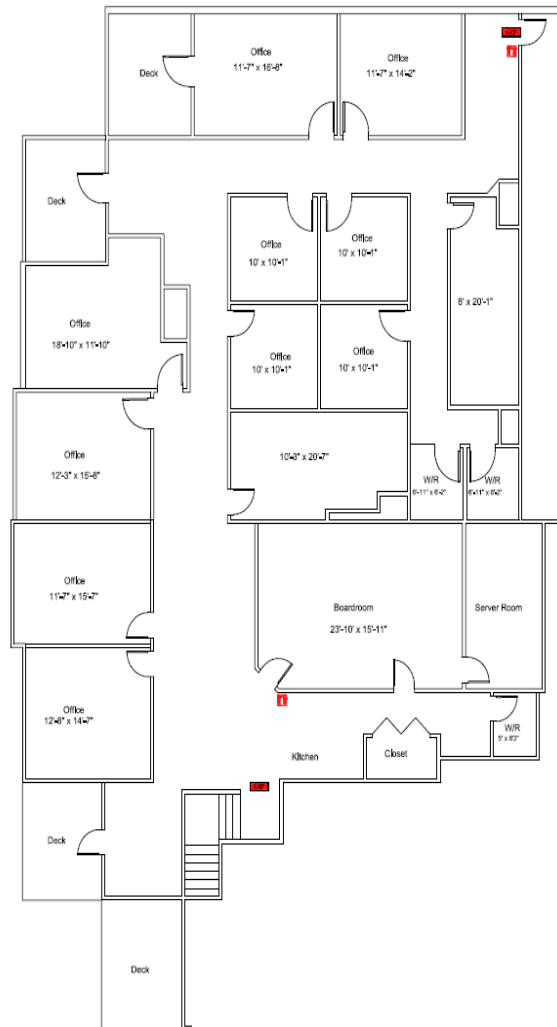
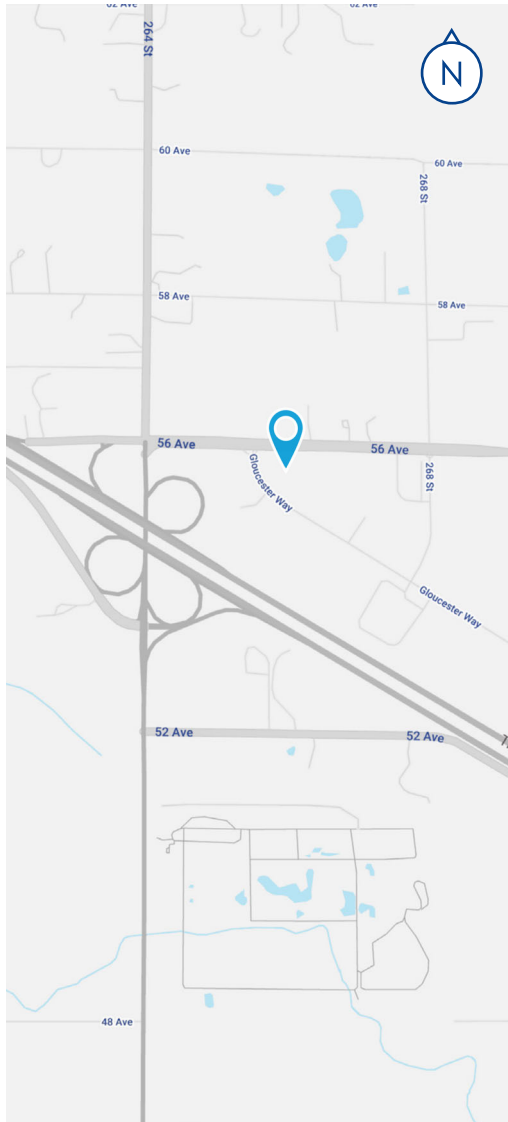
100 amp, three
phase power



Fully finished
offices

Colliers

Map & Building Plan



Salient Facts

Available Space	5,985 SF of second floor office space
Building Highlights	<p>Office is self contained with its own private and secure front entrance.</p> <ul style="list-style-type: none"> • Reception area • Three (3) bathrooms • Server/data room • Full kitchenette • Ten (10) private offices • Large boardroom/meeting room • Three (3) outdoor patio spaces • Full HVAC throughout
Parking	Nineteen (19) stalls
Additional Rent	\$4.25 per SF (budgeted 2022)
Availability	Immediately

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