ROYAL LEPAGE®
Wolstencroft Realty

SCHREDER BROTHERS REAL ESTATE GROUP



FOR LEASE

203 - 19950 88 Avenue
Langley, BC

Open Concept Office Space

- Outstanding Central Location
- Bright & Open Space
- Plenty of Parking
- Available With 90 Days' Notice

JAMIE SCHREDER
Personal Real Estate Corporation

CORY SCHREDER
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UPDESH GREWAL
Personal Real Estate Corporation

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PROPERTY INFO

AREA

Total: 1,016 ft^2

BASIC RENT

$22.50 / ft^2 / per annum

ADDITIONAL RENT

$8.00 / ft^2 / per annum

EST. GROSS RENT

$2,582.33 / month + GST

ZONING

CD-50 (Comprehensive)
Intended to accommodate a wide varitey of office uses.

POWER SUPPLY

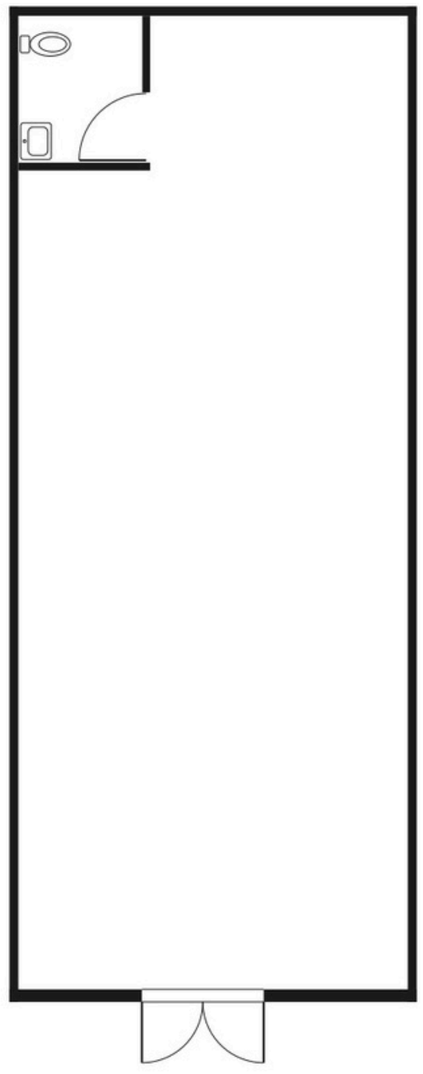
3-Phase / 225-AMP / 240-Volt
Tenant to verify power supply is sufficient for its intended use



203 - 19950 88 Avenue (Langley, BC)

Located at the southwest corner of 200 Street and 88 Avenue, this outstanding central location provides immediate access to Highway 1 and an abundance of parking spaces. This 1,016 square foot ground floor office space offers a bright, modern, and open-concept work environment with 14′ clear ceiling height and one private washroom. The space measures approximately 20′ wide by 51′ deep. Please note that no additional daycare users are permitted at this property.

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FLOORPLAN & MEASUREMENTS

Please note that all measurements are approximate and should be verified by the tenant if deemed important to them.



DRIVE TIMES

MAPLE RIDGE	22 MINS
SURREY	25 MINS
CLOVERDALE	26 MINS
BURNABY	36 MINS
ABBOTSFORD	36 MINS
DELTA	52 MINS
VANCOUVER	68 MINS

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LORI NICOL
Unlicensed Assistant

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