

FOR SALE

370 8029 199 St Langley



PREMIUM OFFICE SPACE



**GAGAN
SOHI**
REAL ESTATE GROUP

**CENTURY 21
COMMERCIAL**
COASTAL REALTY LTD.

#105 - 7928 128 St
Surrey BC V3W 4E8
604-753-1000

PROPERTY DESCRIPTION



CIVIC ADDRESS: 370 8029 199 St, Langley

AREA: Langley Township

ZONING: CD-57

LAND SIZE: 43,560 sq. ft.

UNIT SIZE: 933 sq. ft.

PRICE: Contact Listing Agent



OPPORTUNITY

Rare opportunity to acquire a modern, fully improved Class A office space in the Langley Tech Campus. Spire Professional Centre is a 52,000 SF Class A building located in Langley's emerging Latimer Neighbourhood adjacent to the 200th Street Corridor. The building is situated minutes south of the Hwy 1 interchange, providing an ease of access to all municipalities.



TRANSIT SCORE

34



BIKE SCORE

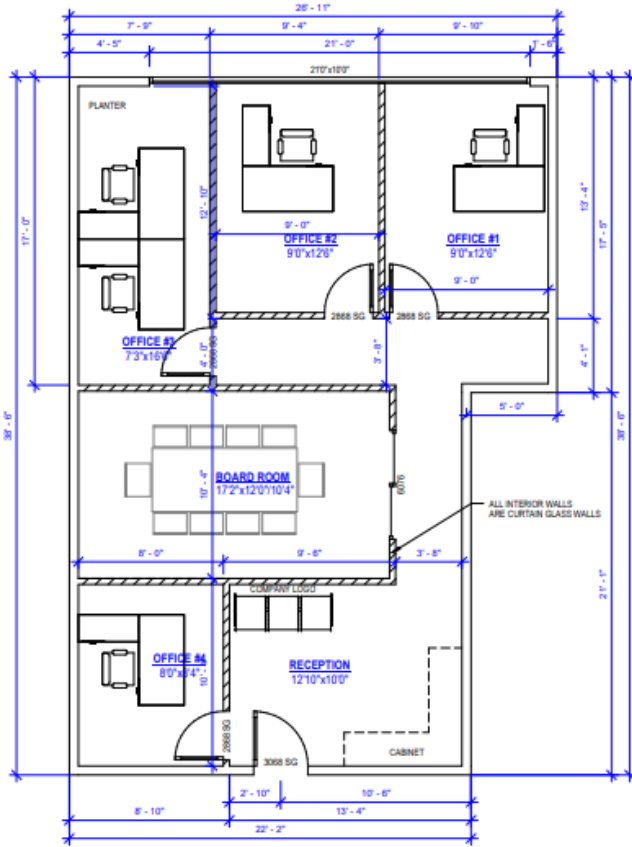
53



WALK SCORE

19

FLOOR PLAN

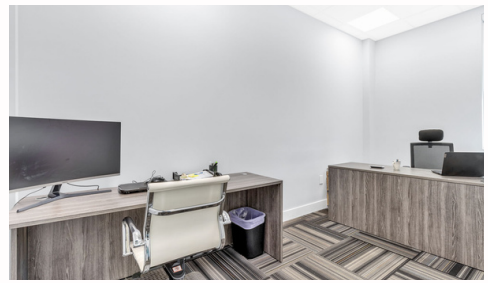


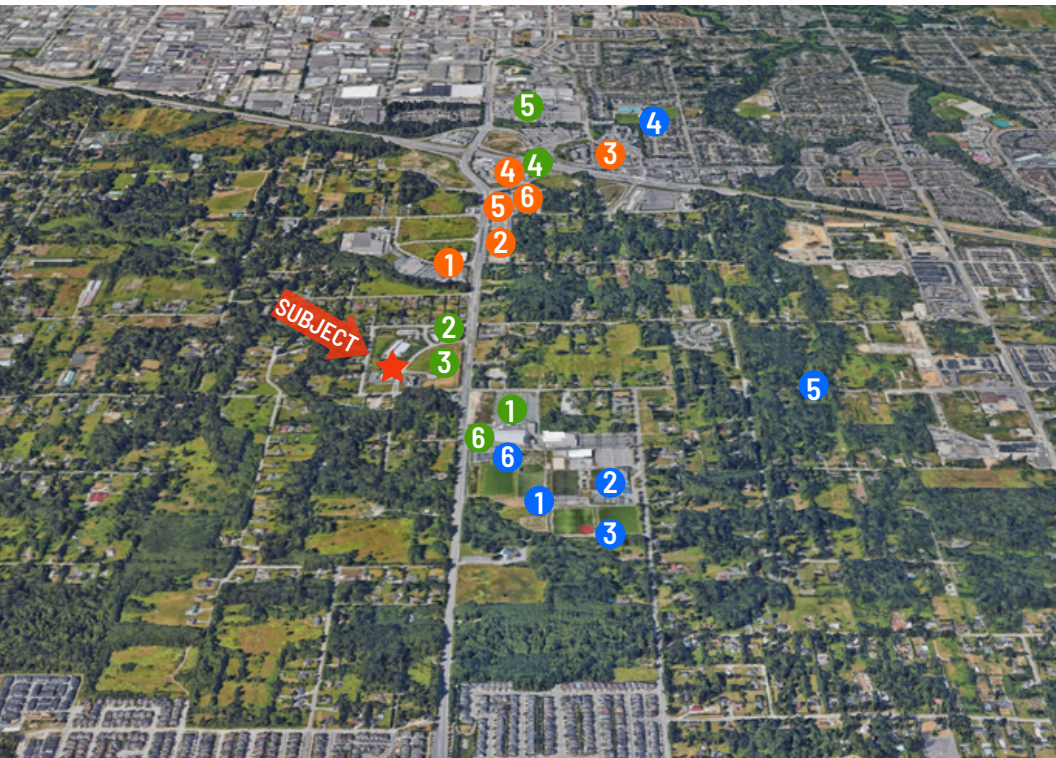
FLOOR PLAN

PROPERTY DETAILS

- 933 sq. ft. Unit
- 43,560 sq. ft. Land
- Premium Office Space
- Fully Improved

PROPERTY PICTURES





SCHOOLS AND PARKS	FOOD AND SHOPPING	POINTS OF INTEREST
1 Willoughby Community Park	1 S + L Kitchen & Bar	1 Langley Events Centre
2 Peter Ewart Middle School	2 McDonalds	2 Gold's Gym Langley
3 RE Mountain Secondary School	3 Oak & Thorne	3 FLUID Spa Langley
4 Dorothy Peacock Park	4 Moxie's	4 Sandman Signature Langley
5 Gabriola Park	5 Shell	5 Ciniplex Cinemas Langley
6 Spray Park	6 Starbucks	6 Willoughby Community Centre

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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Century 21 Coastal Realty.

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