



FOR SALE/LEASE

**Opportunity to Purchase or Lease
Café/Restaurant Space**



FOR SALE/LEASE - UNIT 106

West 200 is the newest development in Langley’s vibrant Latimer neighborhood. The project provides innovative design, superior quality construction, and purpose-built office and retail space for businesses to thrive. West 200 is within close proximity to all municipalities in the Fraser Valley, as it is conveniently located within minutes of Highway 1, Carvolth Transit Exchange and the Golden Ears Bridge. The building is currently 85% sold to owner occupiers.

Opportunity

Unit 106 at West 200 offers future retail tenants/ owners the opportunity to service approximately 1500 employees spread throughout eight buildings in a 0.5 kilometer proximity to the development. The building will also be within walking distance to a large residential population in the immediate area, as well as the Langley Events Centre. The 1,334 square foot unit gives an eventual retailer the chance to provide food amenity services to one of the Fraser Valley’s most sought-after business communities.

Building highlights

- Four storey office/retail building totaling 46,822 SF
- 91 underground and 59 surface parking stalls
- End of Trip Facilities (showers, lockers, bike storage)
- Underground parking is equipped with infrastructure for EV charging stations

Unit highlights

- 12’ clear ceiling heights
- Key building frontage directly next to building lobby
- 3 reserved underground parking stalls
- 15 visitor/customer stalls located at entrance to the building
- Prominent signage opportunity

Specifications

Lease Rate	\$35.00 psf/annum
Additional Rent	\$13.50 psf/annum (approx)
Sale Price	Contact Listing Agents
Occupancy	Summer 2021
Area (SF)	1,334



ARUN HEED
604 692 1147
arun.heed@colliers.com

WEST200.COM



COLLIERS INTERNATIONAL
200 Granville Street, 19th Floor
Vancouver, BC V6C 2R6
604 681 4111

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