



WILLOUGHBY TOWN CENTRE – OFFICE SPACE

80 AVENUE & 208 STREET | LANGLEY, BC

+ OFFICE SPACE FOR LEASE

Willoughby Town Centre is a mixed-use, walkable town centre development in the expanding municipality of Langley, BC.

Leasing opportunities exist in two three-storey office buildings, offering tenants an excellent location for business, employees, and clients.

Langley City is a consistently award-winning community as a result of its forward-looking plans, efficient operation, and business welcoming practices.

- Grocery, drugstores, banks, fitness centres and several other retailers fill the site, creating an amenity rich location for you and your employees
- Mixed-use nature of the development ensures the site remains vibrant throughout the day

WILLOUGHBY SOUTH +

Willoughby South enjoys beautiful views of the surrounding valley in a stunning office environment. The offices are easy to access by foot or by car, and are surrounded by the retailers, amenities, and other conveniences of Willoughby Town Centre.



GROSS BUILDING AREA
20,332 SF



RENTAL RATE
Negotiable



AVAILABILITY
Fully Leased



PARKING
3/1000 SF

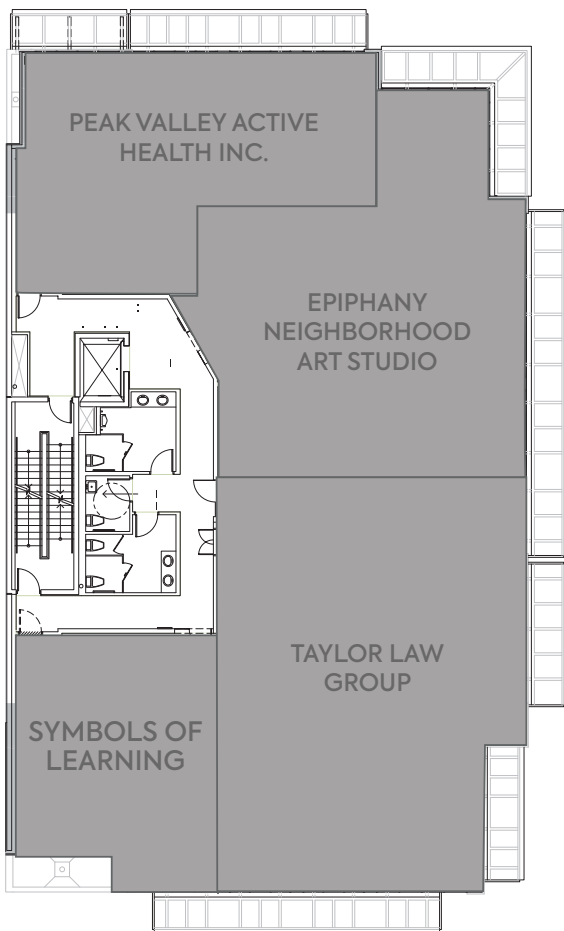


ADDITIONAL RENT
Prop Tax: \$6.85/SF
CAM: \$11.45/SF
EST. TOTAL: \$18.30/SF

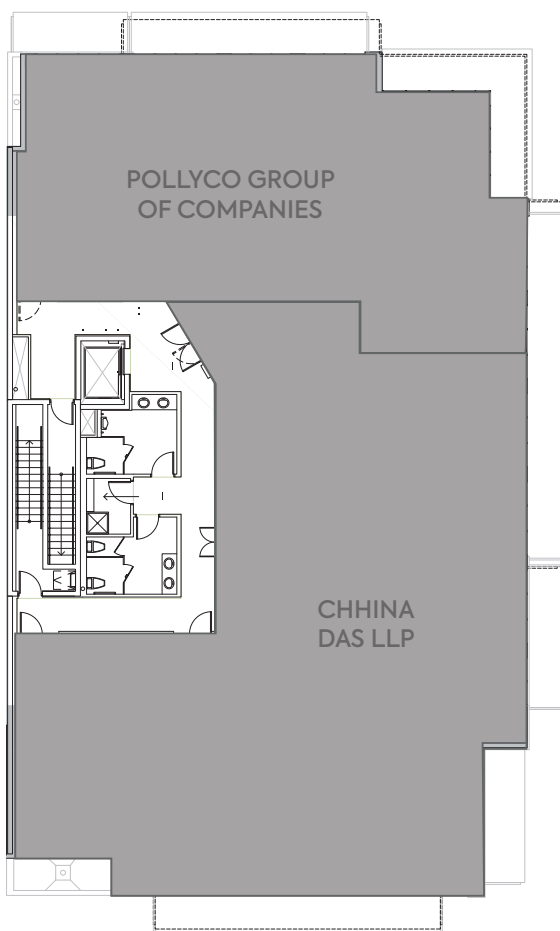
*Excludes in-suite janitorial
**Utilities are metered separately

FLOOR PLANS +

2nd Floor



3rd Floor



The specifications, floor plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice.

WILLOUGHBY NORTH +

Willoughby North is a brand new office building that sits atop ground floor retail with excellent exposure along the active 208 Street. Each unit will have its own exclusive washroom.



GROSS BUILDING AREA
14,353 SF



RENTAL RATE
Negotiable



AVAILABILITY
Fully Leased



PARKING
3/1000 Stalls

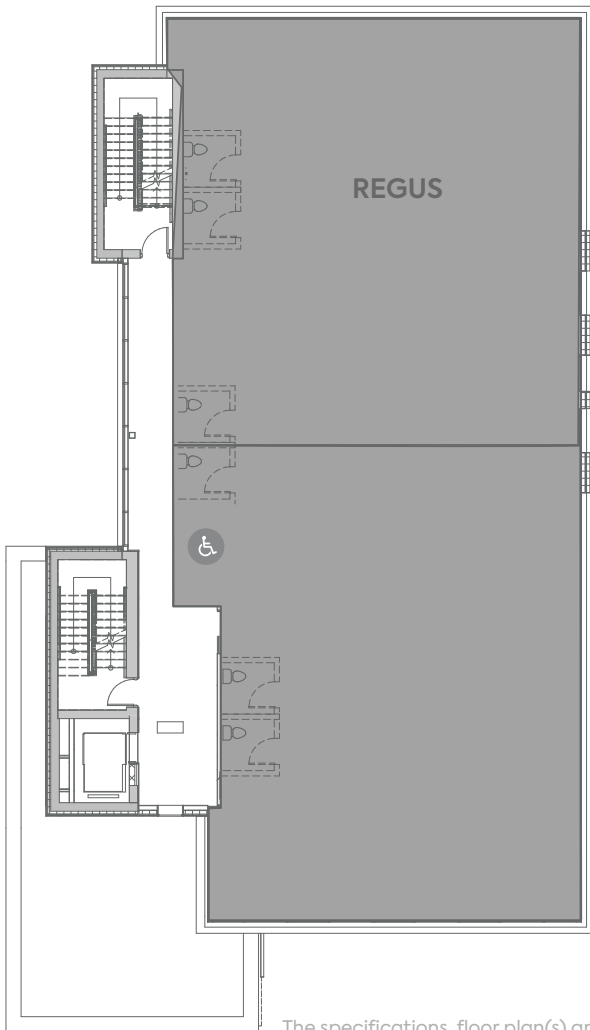


ADDITIONAL RENT
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CAM: \$11.45/SF
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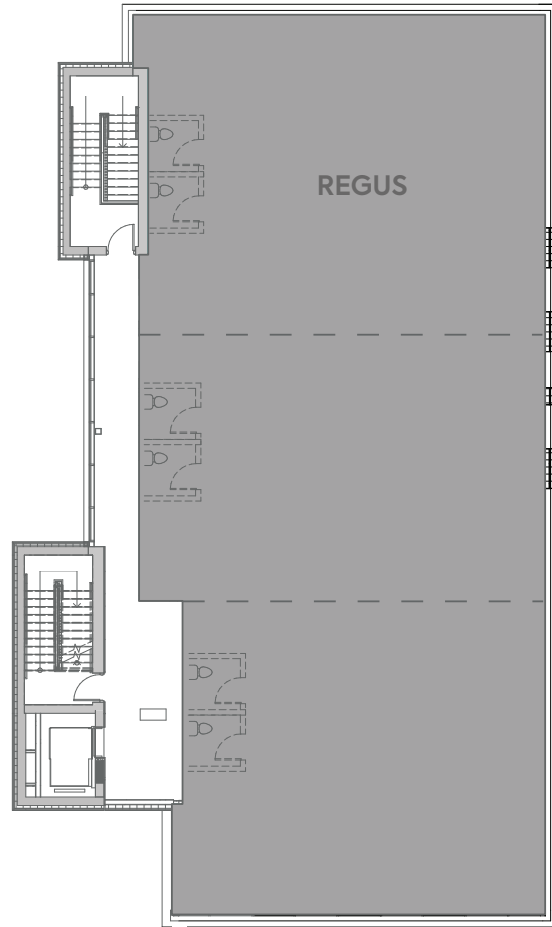
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FLOOR PLANS +

2nd Floor



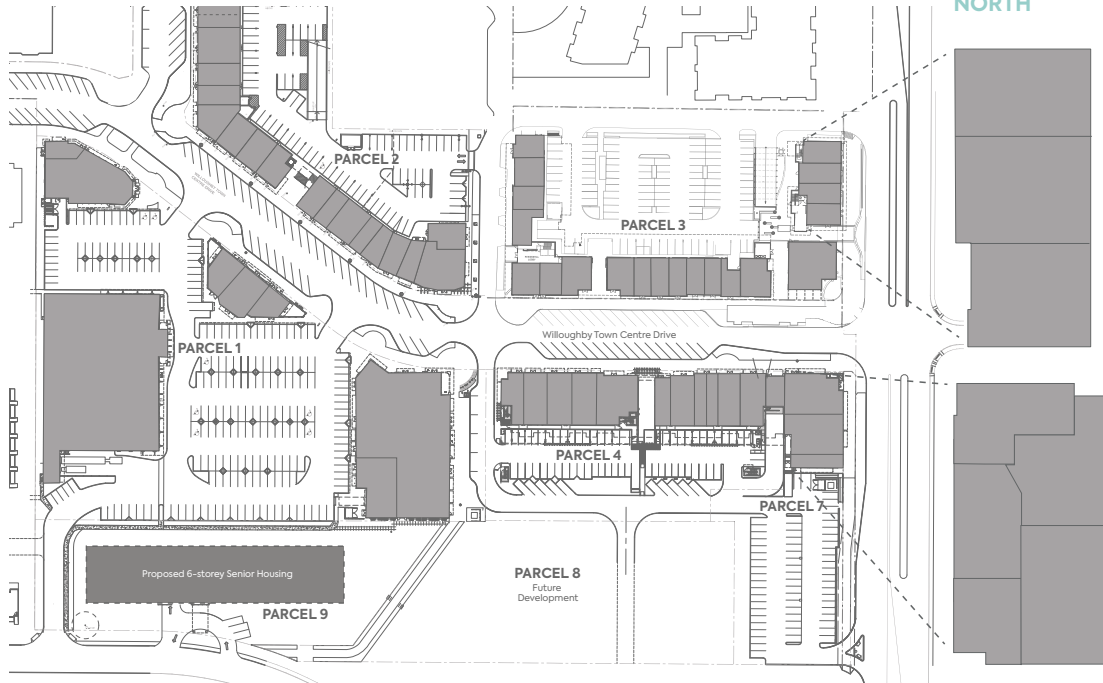
3rd Floor



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SITEPLAN +

Willoughby Town Centre



FLOORS 2&3
WILLOUGHBY
SOUTH

AREA DEMOGRAPHICS



POPULATION

1 KM	3 KM	5 KM
9,214	53,023	106,991



HOUSEHOLDS

1 KM	3 KM	5 KM
3,507	18,102	39,112



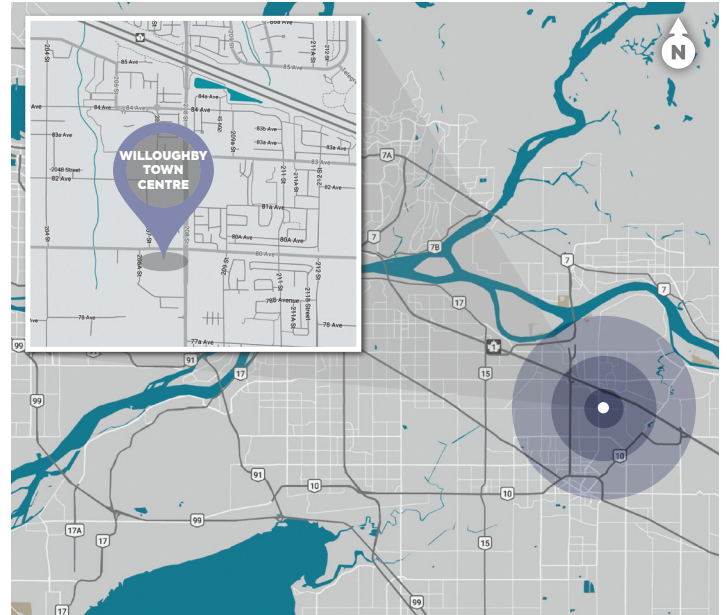
AVERAGE INCOME

1 KM	3 KM	5 KM
\$121,317	\$121,727	\$112,133



VEHICLES PER DAY

Traffic counts currently unavailable



CONTACT



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QUALICO
PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES