



WILLOUGHBY TOWN CENTRE – OFFICE SPACE

80 AVENUE & 208 STREET | LANGLEY, BC

+ OFFICE SPACE

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

A rare opportunity remains to secure office space within Willoughby Town Centre – one of Langley's most dynamic and walkable mixed-use communities

Surrounded by daily amenities, services, and a growing residential population, this location delivers convenience, connectivity, and long-term growth potential in the heart of Langley.

- 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
Immediately



PARKING
3/1000 SF

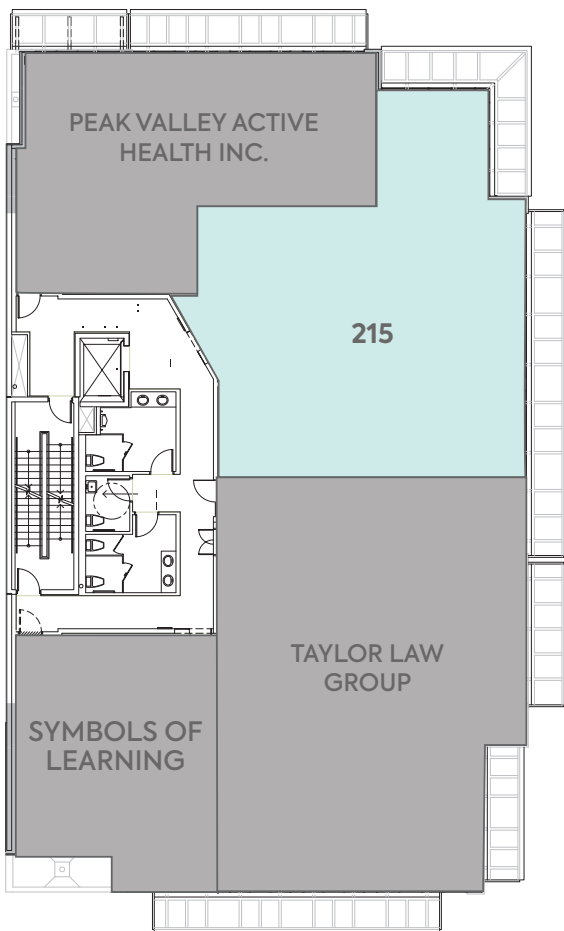


ADDITIONAL RENT
Prop Tax: \$5.67/SF
CAM: \$10.78/SF
EST. TOTAL: \$16.46/SF

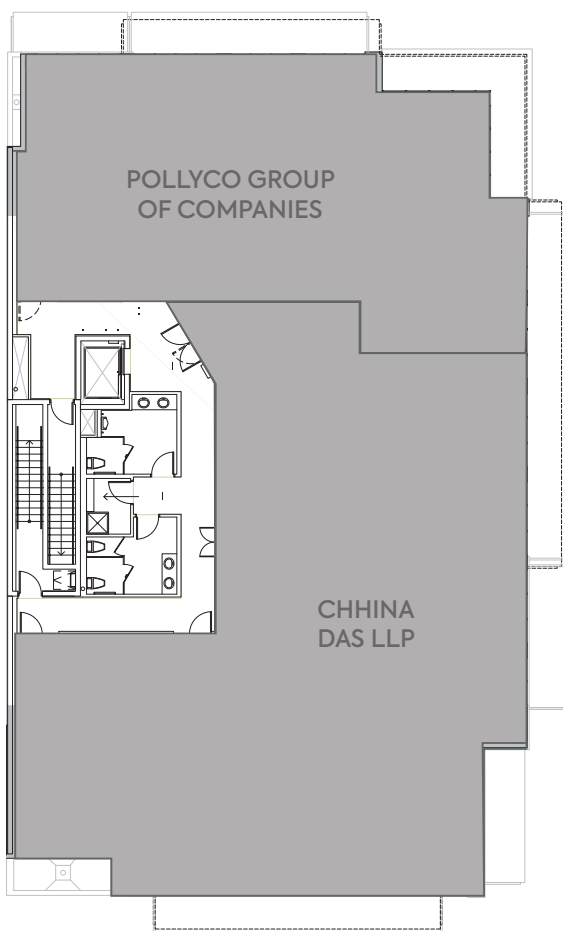
*Excludes in-suite janitorial
**Utilities are metered separately

+ 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

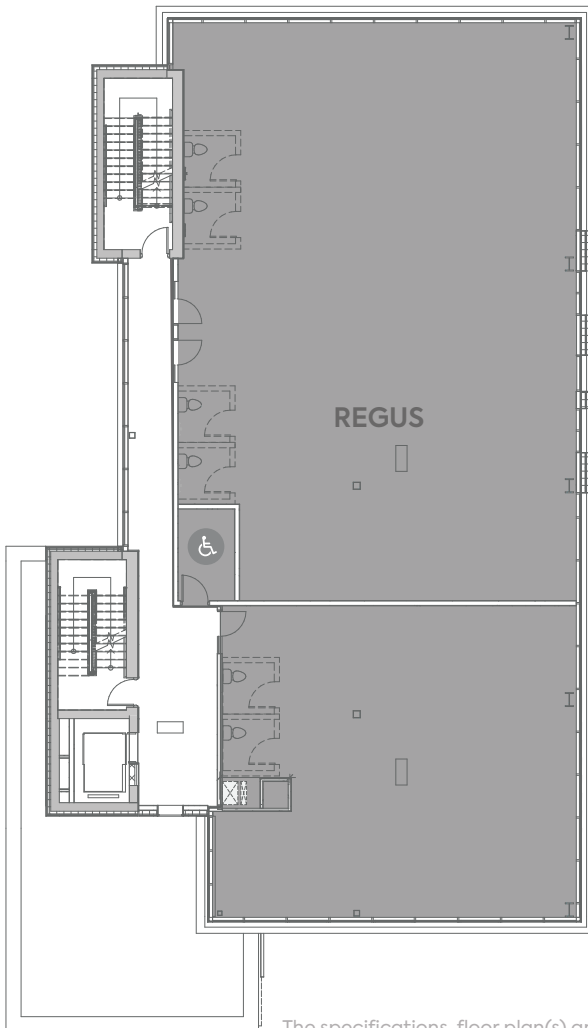


ADDITIONAL RENT
Prop Tax: \$6.85/SF
CAM: \$11.45/SF
EST. TOTAL: \$18.30/SF

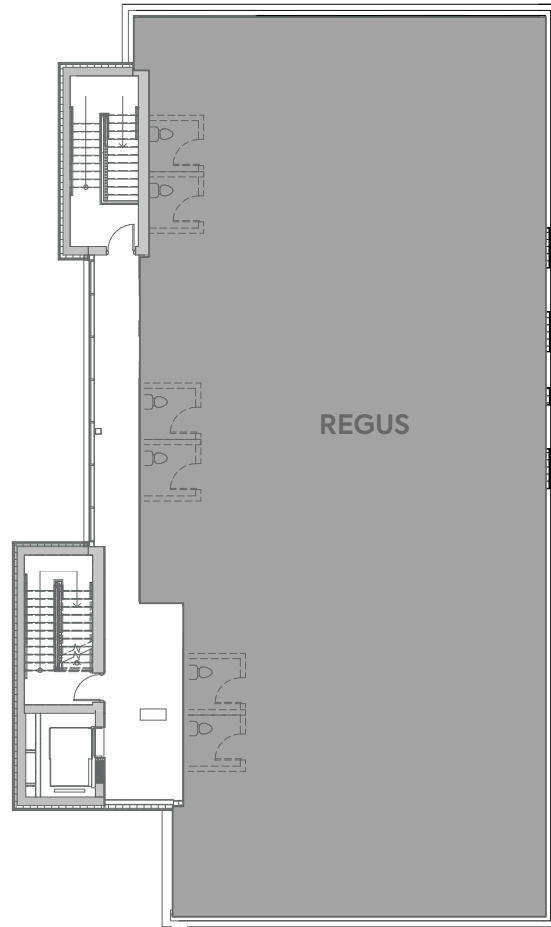
*Excludes in-suite janitorial
**Utilities are metered separately

+ FLOOR PLANS

2nd Floor



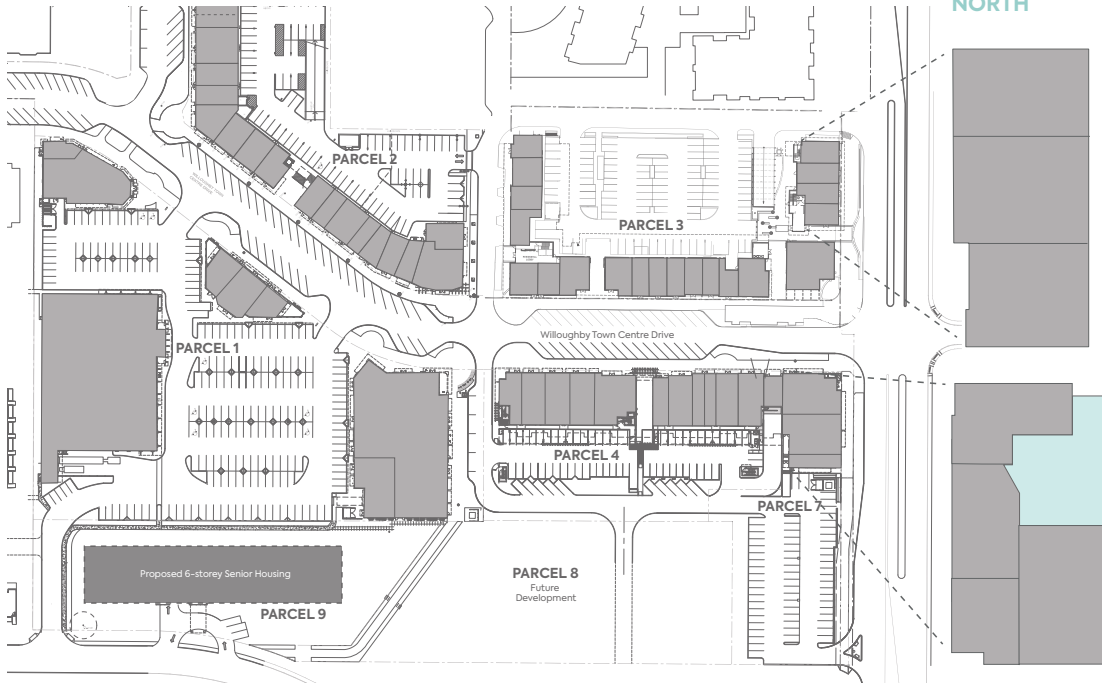
3rd Floor



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.

+ SITE PLAN

Willoughby Town Centre



FLOORS 2&3
WILLOUGHBY
NORTH



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



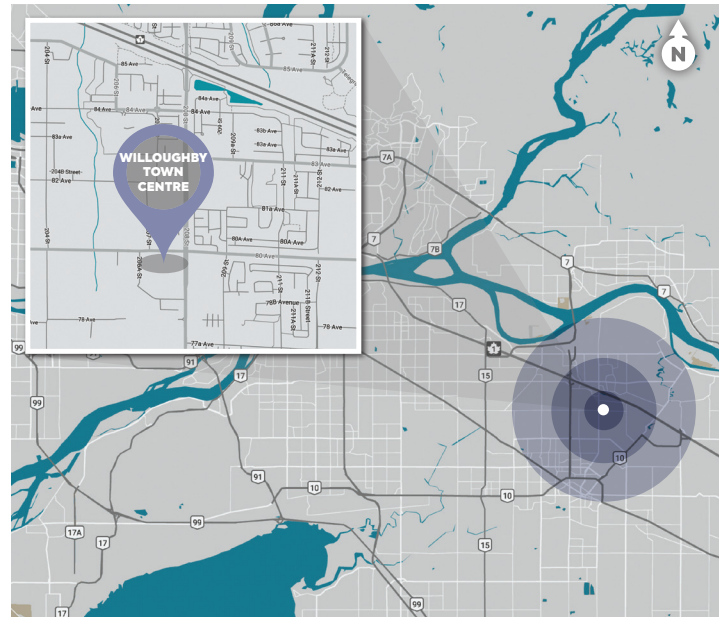
AVERAGE INCOME

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



VEHICLES PER DAY

Traffic counts currently unavailable



CONTACT



CAMILLE LORIEAU
780.508.0204
clorieau@qualico.com

QUALICO
PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES