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# For sublease

A100, A105, A110 – 6286 203 Street  
Langley, BC

3,889 SF - 11,829 SF of high exposure  
warehouse & retail space

## Opportunity

To sublease 3,889 SF to 11,829 SF of premium, high exposure warehouse & retail space on the corner of 62 Avenue and 203 Street in the heart the Willowbrook Town Centre. Units feature a spacious warehouse, structural mezzanine levels, ample glazing, enclosed stairwells, front-facing office or showroom and rear-loading.



### AVAILABLE AREA

	A100/A105 (Contiguous)	A110	Total
Main Floor	5,860 SF	2,916 SF	8,776 SF
Mezzanine	2,080 SF	973 SF	3,053 SF
Total	7,940 SF	3,889 SF	11,829 SF



### LEASE TERM EXPIRY

A100/A105: May 31, 2028

A110: January 31, 2028



### LEASE RATE

\$27.00 PSF

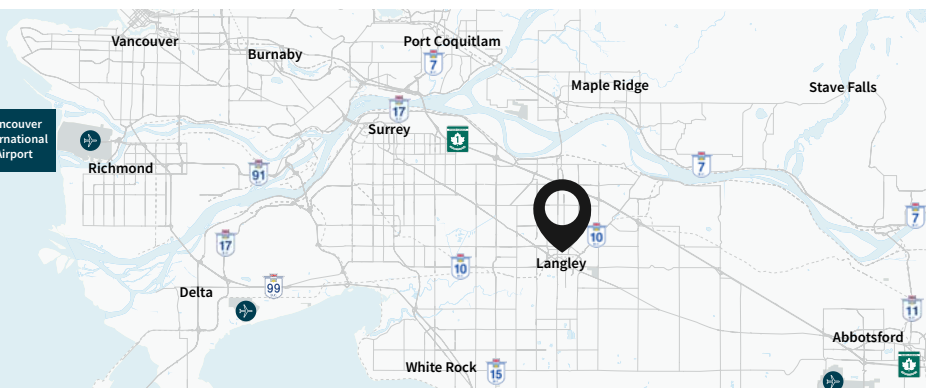


### ADDITIONAL RENT

TBC

## Location

The location fronting 62 Ave on the corner of 203 St and 62 Ave provides premium exposure in Willowbrook Town Centre. This prominent location offers businesses exceptional visibility and is ideally situated with immediate access to nearby shopping and amenities.



## Building Features

- ✓ 125 amp, 120/208 volt, 3 phase electrical service per unit
- ✓ Insulated concrete tilt-up panels
- ✓ ESFR fire protection system
- ✓ Gas fired unit heaters
- ✓ 11' clear under mezzanine
- ✓ One (1) grade door per unit
- ✓ Available immediately



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