



 **JLL** SEE A BRIGHTER WAY

For Sublease

Derby Trails Business Park
20339 96 Avenue
Langley Township, BC

THE BUILDING

20339 96th Avenue is situated in Langley Township, British Columbia, a strategically positioned municipality within Metro Vancouver’s eastern corridor. The property sits along 96th Avenue, which serves as one of the township’s primary east-west arterials, providing efficient connectivity throughout the region.

SALIENT DETAILS



SUITE 110
9,938 s.f.



AVAILABILITY
Immediately



SUBLEASE TERM
April 30, 2029



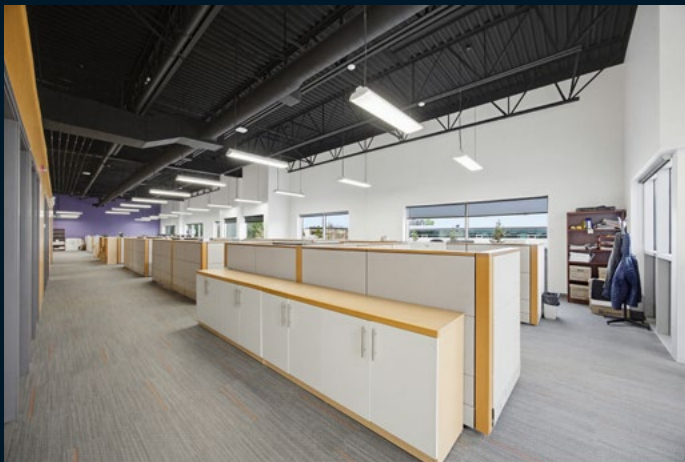
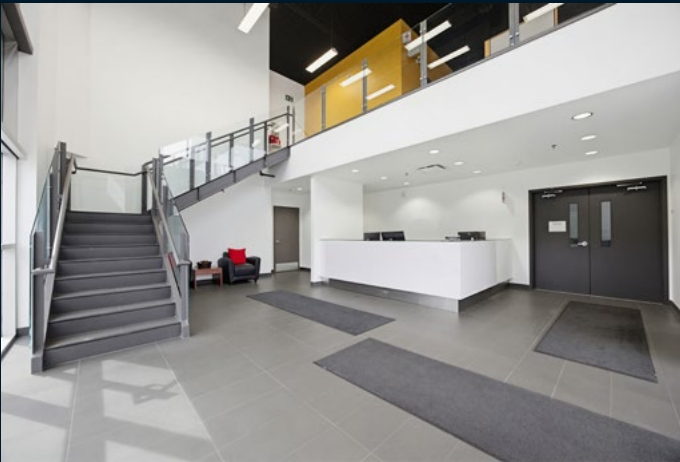
BASIC RENT
Contact listing agents



ADDITIONAL RENT
\$8.50 psf/pa (2026)



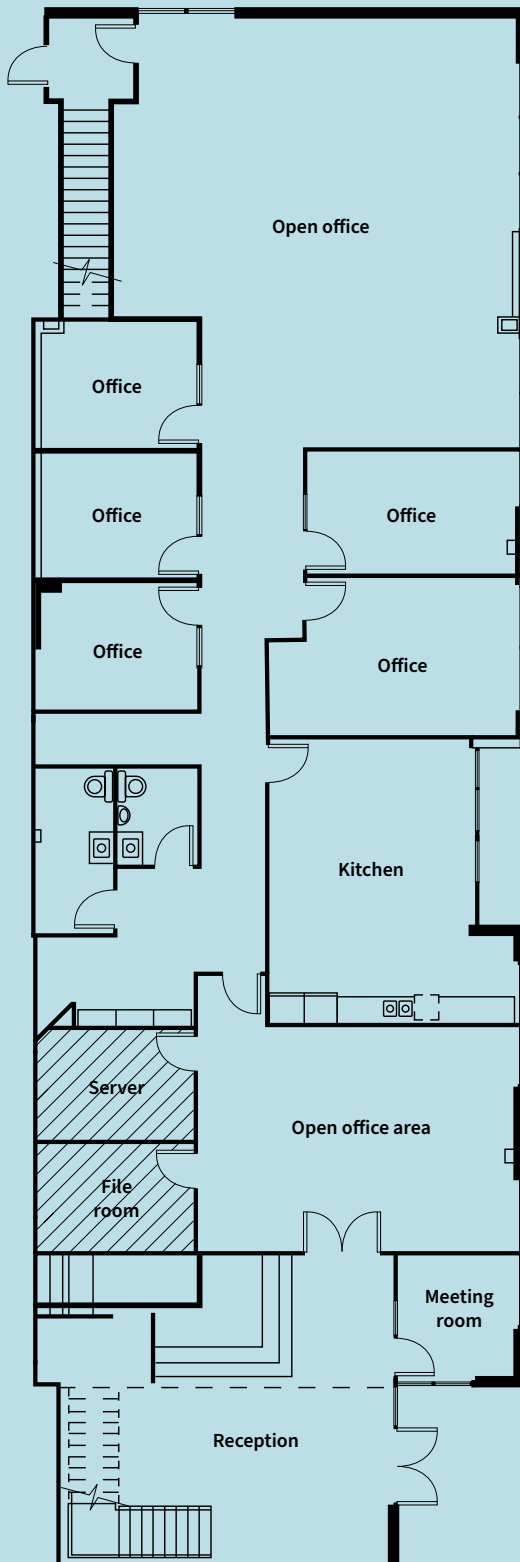
PARKING
Ample parking on site



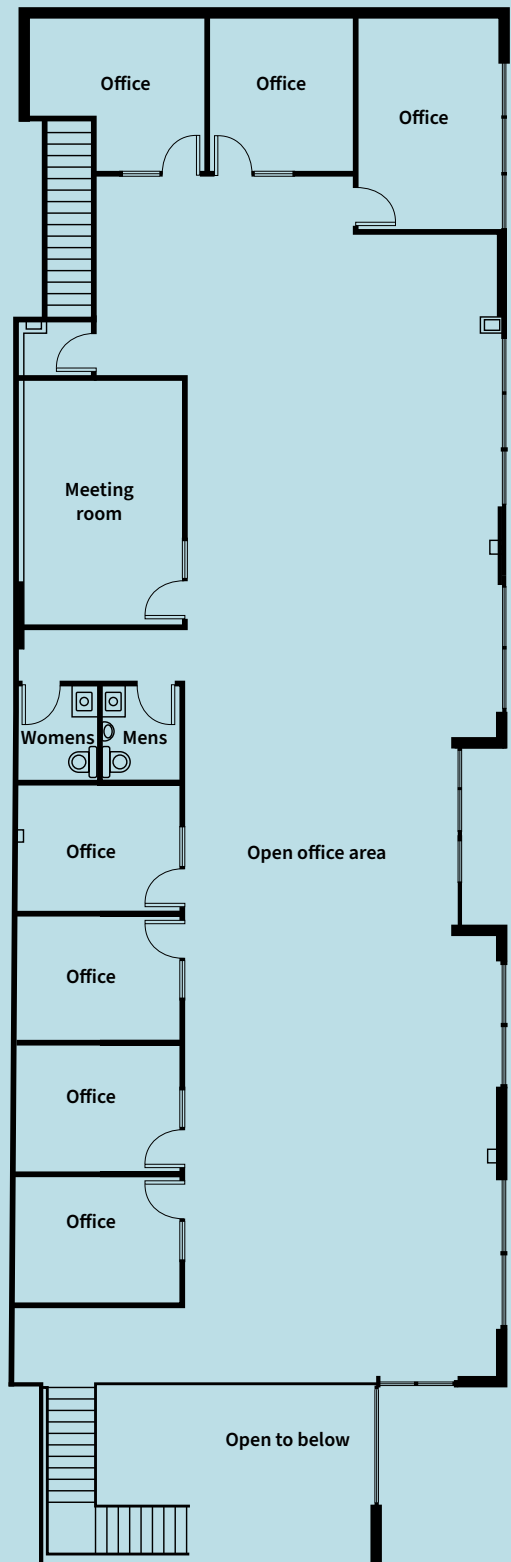
THE SUITE

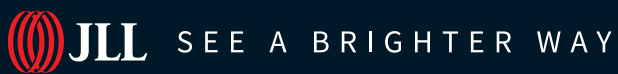
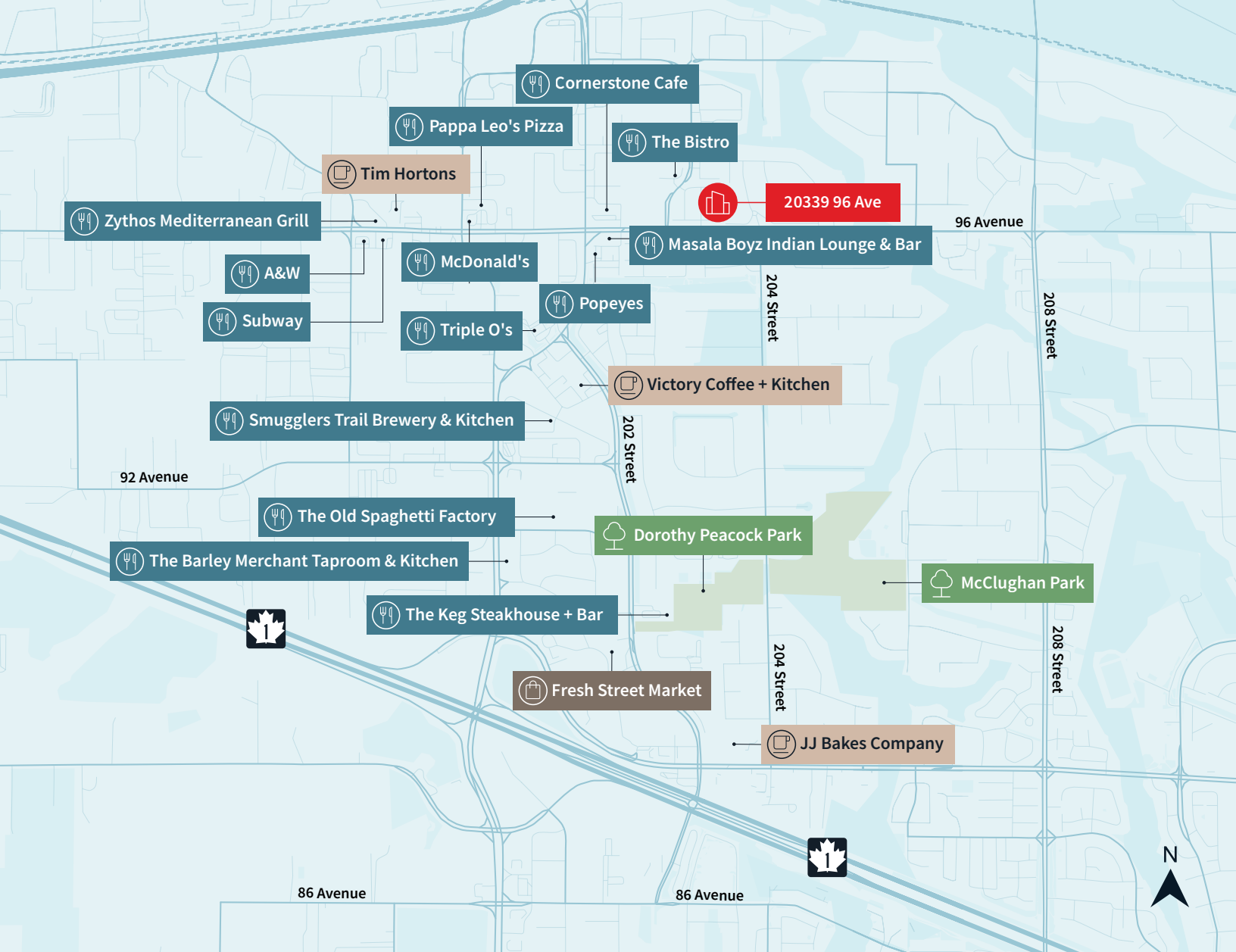
Fully furnished opportunity with high end improvements over two floors. On the ground floor, the space features a grand reception, expansive boardroom, 4 offices, a kitchen, and open work area. The second floor is improved with 6 offices, an executive office, a meeting room, and open plan office area.

MAIN FLOOR



SECOND FLOOR





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