

WILLOWBROOK CORNER

THE RETAIL GROUP

retail & office space for lease

20125 64th Avenue, Langley, BC



CLIENT FOCUS
CORPORATE STRENGTH
OUTSTANDING RESULTS
royallepage.com

for further information contact:

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Opportunity:

To lease retail/office space in a new commercial development in an area that is rapidly growing and has many complementary national tenants.

Willowbrook Corner will be highly visible, accessible with considerable parking.

Location:

Willowbrook Corner will be located at 20125 64th Avenue in the Township of Langley directly adjacent to the new First Pro Shopping Centre, which includes WalMart, Save On Foods, Home Outfitters and the future London Drugs. Other tenants in the area include: Home Depot, Canadian Tire, The Brick, The Bay, Sears, Real Canadian Superstore and several other national retailers.

Zoning:

Currently zoned M-11, being rezoned to C-1 (commercial)

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Building Size:

18,500 sq.ft.

Parking:

4.4 stalls per 1,000 sq.ft.

Occupancy Date:

Fall 2003

Asking Lease Rate:

Retail - \$22.00 p.s.f

Office - \$17.00 p.s.f

Taxes and Op. Costs:

\$6.00 p.s.f

Tenant Improvement Allowance:

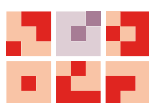
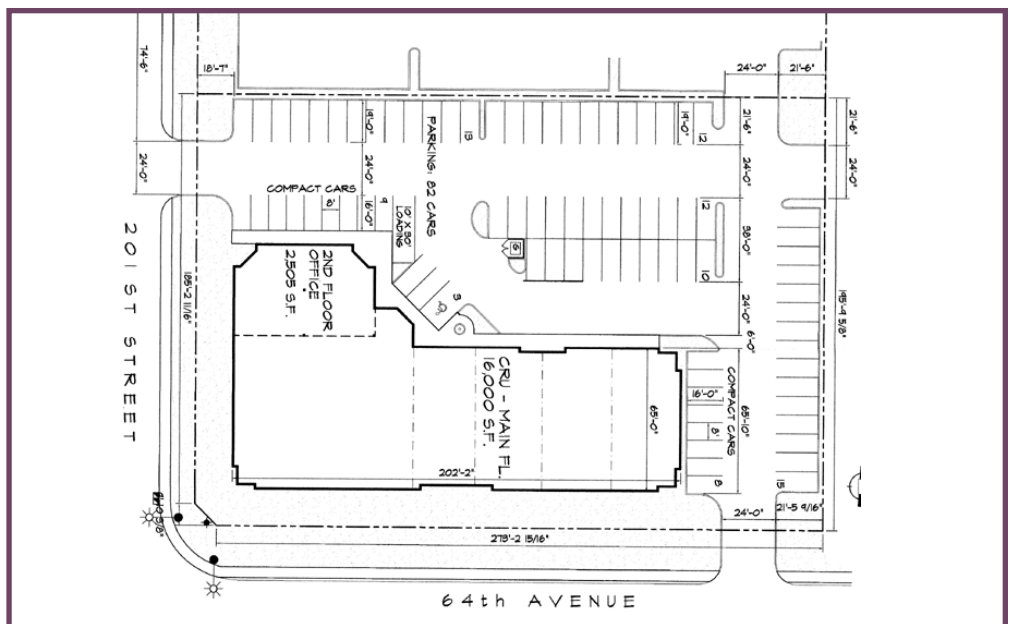
Negotiable

Retail Opportunities:

Unit sizes from 1,000 sq.ft. - 8,200 sq.ft.

Office Opportunities:

Unit sizes of 2,500 sq.ft.



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