

www.goldenearsbc.com

Lease Rates Reduced!



Highlights:

- Multiple Elevators
- 24-Hour / Seven Days per Week Security
- Card Access Security System
- Ample Parking
- Excellent Vehicular Access/Egress

The Best Value
in Langley

Contact:

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For more information visit: www.fvcre.com



RE/MAX Commercial Advantage
#304 - 10233 - 153 Street
Surrey, BC, V3R 0Z7

Each Office is Independently Owned & Operated

Building Details:

Year Built: 2012
Building Size: 77,000 SqFt
Number of Floors: 3
Typical Floor: 29,000 SqFt
Zoning: CD - 14

Availability Details:

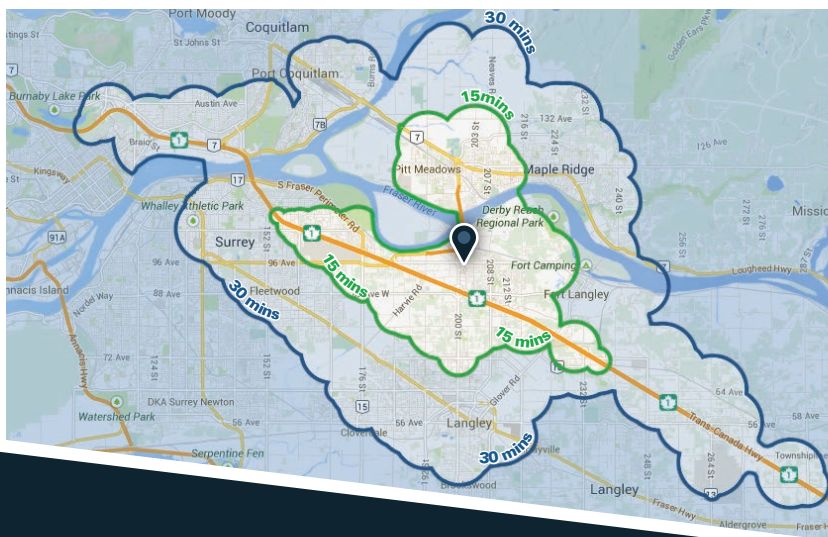
Smallest Unit: 1,001 SqFt
Max Contiguous Area: 50,000 SqFt
Taxes & Operating Costs: \$7.90
Asking Lease Rates: Negotiable

Building:

Constructed in 2012, the Golden Ears Business Centre offers service retail units on the first floor facing both 201 Street and 96 Avenue. The second and third floors offer class A office space with balconies available on the third floor. The property is strategically located with direct access to Hwy 1 and only minutes from the Golden Ears Bridge.

Location:

The Golden Ears Business Centre is located on the southwest corner of the intersection at 96th Avenue and 201 Street. The building is just 5 blocks south of the new Golden Ears Bridge and 8 blocks north of the Highway No. 1 interchange on 200th Street. Strategically located, the development offers exceptional access and exposure to the immediate trade area including Surrey, Abbotsford and Maple Ridge as well as having exceptional access to Vancouver, Burnaby, New Westminster and Coquitlam via the No.1 Highway. The location also provides exceptional access to the Pacific Border crossings via Highway 15 and come 2013, the new South Fraser Perimeter Road connecting Langley directly to Richmond, Delta and the Delta Port.



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