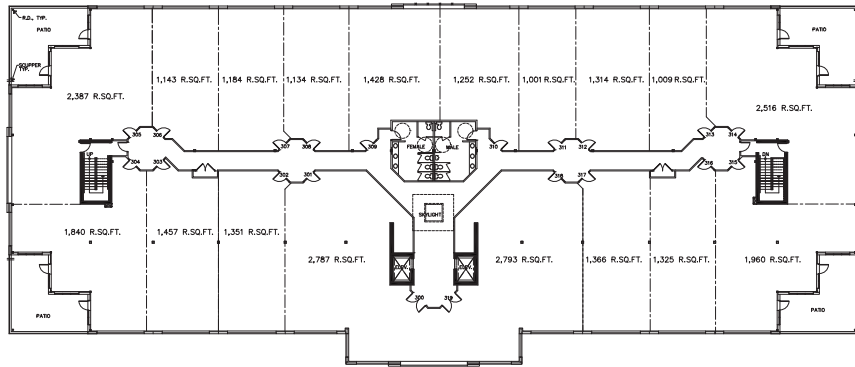
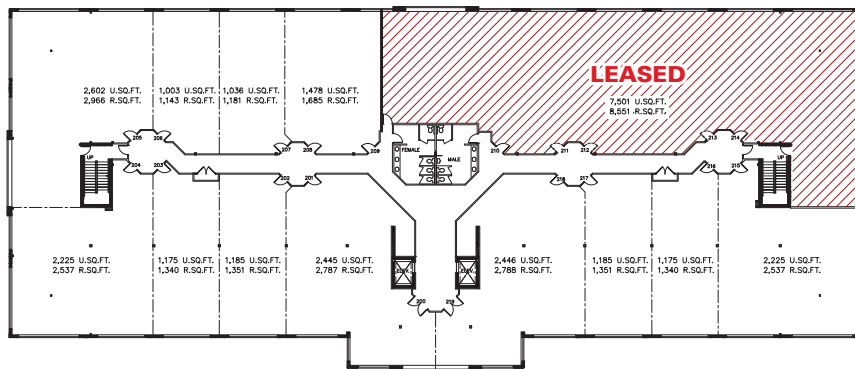


Floorplans

3rd Floor:

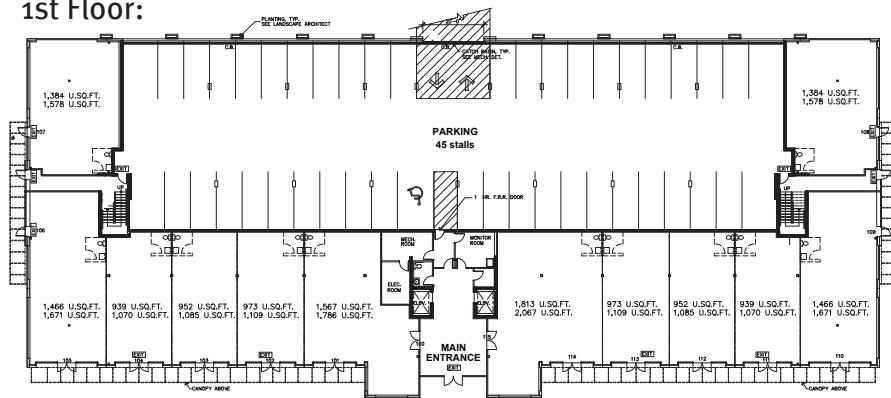


2nd Floor:



North →

1st Floor:



Golden Ears Business Centre

9525 – 201 Street, Langley, B.C.



fraser valley

COMMERCIAL

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

Golden Ears Business Centre

9525 – 201 Street, Langley, B.C.

Located at 9525 – 201 Street, Langley, B.C. Golden Ears Business Centre is Langley's newest office located in the fast growing Walnut Grove area adjacent to the Walnut Grove Commerce Centre. The development is comprised of a single high profile Class "A" office building totaling approximately 75,000 square feet.

Taxes and Operating Costs: \$8 / SqFt

First Floor			Second Floor			Third Floor		
Unit	SqFt	Lease	Unit	SqFt	Lease	Unit	SqFt	Lease
101	1,786	\$21.50	201	2,787	\$18.50	301	2,787	\$19.50
102	1,109	\$21.50	202	1,351	\$17.50	302	1,351	\$18.50
103	1,085	\$21.50	203	1,340	\$17.50	303	1,457	\$18.50
104	1,070	\$21.50	204	2,537	\$17.50	304	1,840	\$19.50
105	1,671	\$21.50	205	2,966	\$17.50	305	2,387	\$19.50
106	1,578	\$21.50	206	1,143	\$17.50	306	1,143	\$18.50
107	1,578	\$21.50	207	1,181	\$17.50	307	1,184	\$18.50
108	1,671	\$21.50	208	1,685	\$17.50	308	1,134	\$18.50
109	1,070	\$21.50	209	8,551	LEASED	309	1,428	\$18.50
110	1,085	\$21.50	215	2,537	\$17.50	310	1,252	\$18.50
111	1,109	\$21.50	216	1,340	\$17.50	311	1,001	\$18.50
112	2,067	\$21.50	217	1,351	\$17.50	312	1,314	\$18.50
			218	2,788	\$18.50	313	1,009	\$18.50
						314	2,516	\$19.50
						315	1,960	\$19.50
						316	1,325	\$18.50
						317	1,366	\$18.50
						318	2,793	\$19.50

Drive Times

