

# Gateway East

# GATEWAY 200 langley



## THE OPPORTUNITY

A high exposure and convenient location just south of Highway 1.

Gateway East will offer access off 200 Street with a lit intersection at 84 Avenue.

Customers from Langley, Walnut Grove, Port Kells, Surrey, White Rock, and Abbotsford as well as travelers from Highway 1 and the new Golden Ears Bridge will be drawn to this convenient location for the ultimate one stop shopping experience.

## LOCATION

Gateway East is located on the north east corner of 84 Avenue and 200 Street in the Township of Langley. It is adjacent to another development that encompasses a Tim Horton's and Wendy's and is opposite its partner in the Gateway 200 development.

Gateway 200 is designed and masterplanned to create a complimentary design on both sides of 200 Street.

## PARKING

3 per 1,000 sq ft

## ZONING

C-18

## BUILDING

Construction is anticipated to begin in the fall of 2008. It will be a three storey building featuring ground floor retail and two stories of professional offices. The building will be designed in a first class manner with West Coast style architecture.

## SIZE

First floor retail: 1,237-10,144 sq ft  
Second floor office: 544-10,045 sq ft  
Third floor office: 544-10,106 sq ft  
See attached detailed site/floor plans

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ARTISTIC RENDERINGS



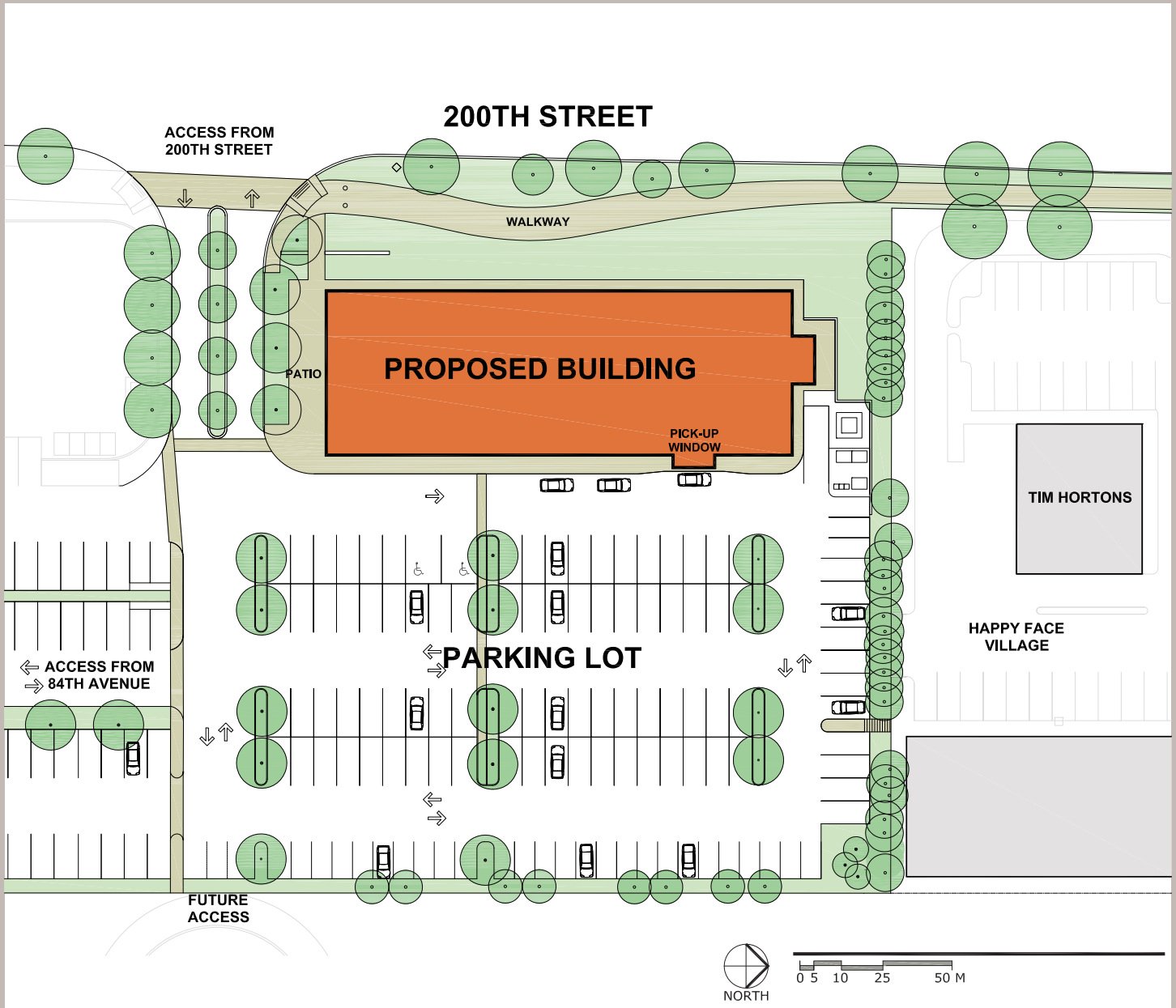
## AVAILABLE UNITS

UNIT	SIZE (ft <sup>2</sup> )	OP COSTS (per ft <sup>2</sup> per annum)	BASIC RENT (per ft <sup>2</sup> per annum)
First Floor Retail	1,237 - 10,144	\$10	\$35 - \$45
Second Floor Office	544 - 10,045	\$10	\$22 - \$25
Third Floor Office	544 - 10,106	\$10	\$28 - \$30

\*Please refer to attached floor plans

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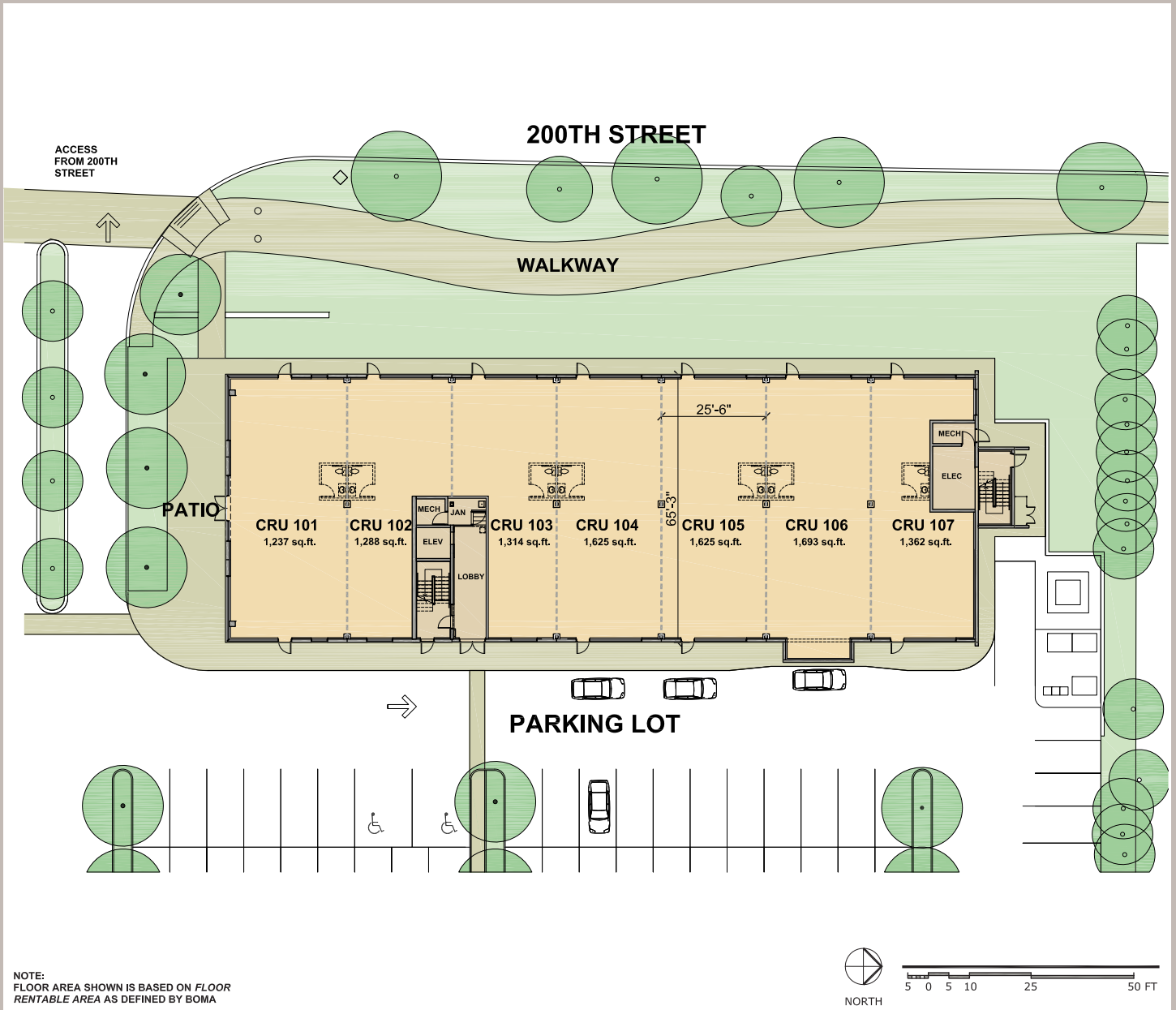
# GATEWAY 200 langley



GATEWAY 200 - Gateway East  
Lot Site Plan

# Gateway East

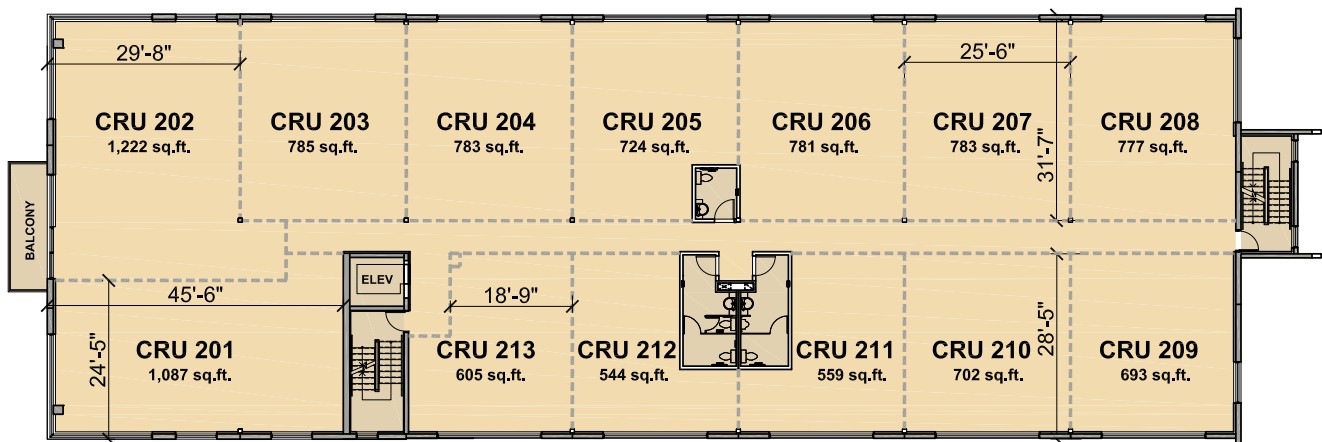
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200TH STREET

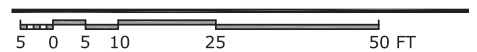


PARKING LOT

NOTE:  
 FLOOR AREA SHOWN IS BASED ON FLOOR  
 RENTABLE AREA AS DEFINED BY BOMA



NORTH



# Gateway East

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