

# Lot 19

# GATEWAY 200 langley



ARTIST REPRESENTATION

## LOCATION

This multi-tenant spec building will be located at the north west corner of Gateway 200 right next door to two constructed buildings, Fraser Health and BCGEU, both generating daily pedestrian and vehicular traffic.

## THE OPPORTUNITY

To be located within a mixed use urban village that is landscaped, green and professional. Your business, employees & customers will benefit from operating within a brand new FLEX building located at a prestigious address within a central, active and convenient location.

## THE BUILDING

High quality tilt-up FLEX warehouse with future mezzanine potential. This building has exposure to 86 Avenue and is next to a scenic pond. It will have units ranging from 1,750 sq ft to 38,440 sq ft and will feature:

- Ample use of glass & windows
- Signage Bands
- Dock Loading

## FLEX SPACE

This building presents options for pure office, showroom, distribution and retail or a combination of uses.

## BASIC RENT

\$14 - 19 per sq ft per annum

## \*ZONING

C-18

Allows for a wide variety of uses such as business government, institutional and professional offices, financial institutions, research and development laboratories, in addition to furniture and appliance stores, home improvement centres, home electronic stores and hair dressers.

This zoning also permits retail sales, accessory retail sales or factory outlets, light manufacturing and workshops for contractors.

\*Please contact us for complete details to ensure your use complies.

## PLAN

Please refer to the attached page.

GATEWAY 200  
 langley

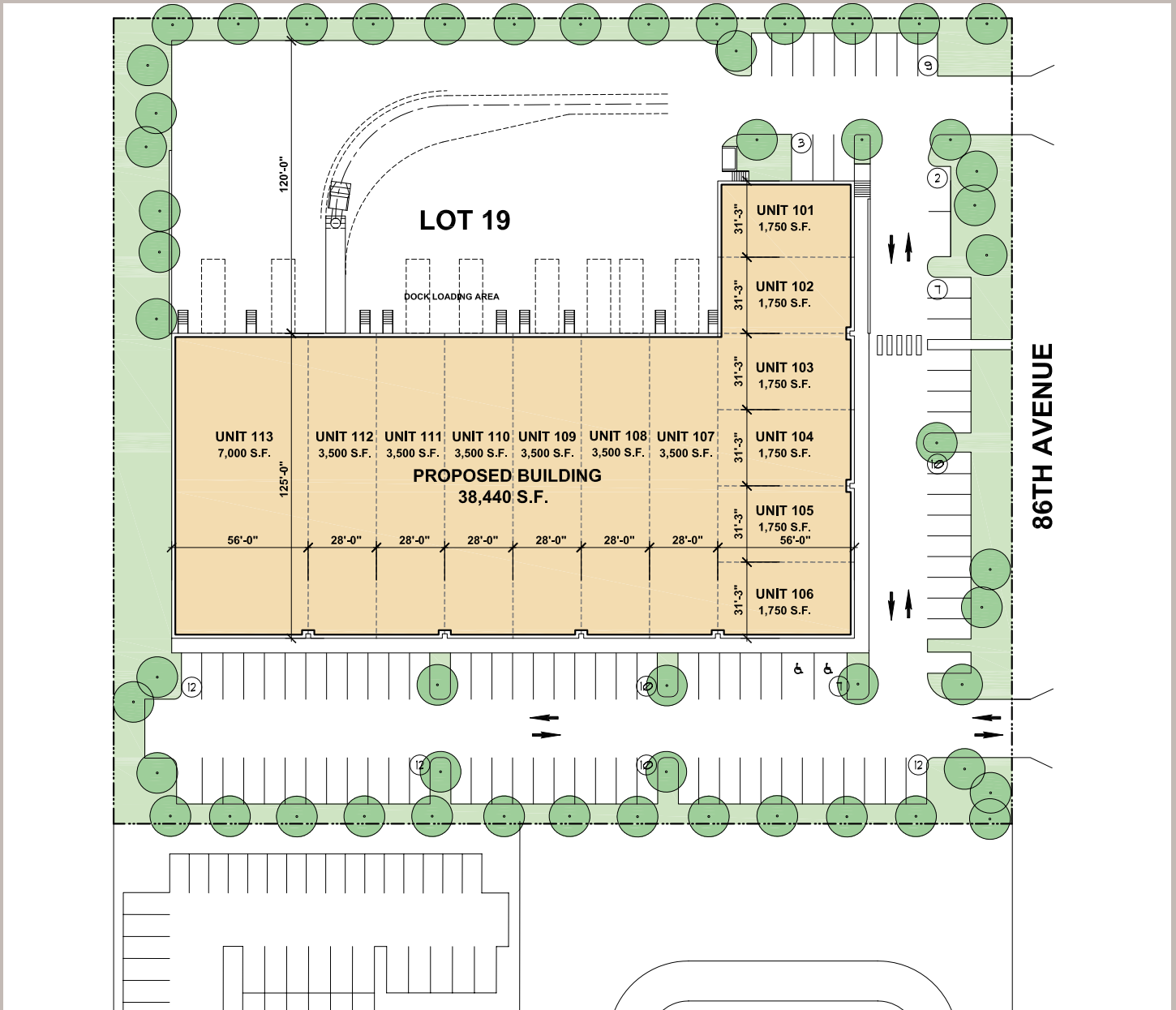
Lot 19



GATEWAY 200 - Lot 19  
 Lot Site Plan

GATEWAY 200  
 langley

Lot 19



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



GATEWAY 200 - Lot 19  
 Building Floor Plans