

FOR LEASE

BAYTREE CENTRE OFFICE UNITS

20621 & 20641 Logan Avenue
Langley, BC



FRONTLINE
REAL ESTATE SERVICES

LOCAL FOCUS. POWERFUL RESULTS.

PROPERTY HIGHLIGHTS

- Units from 544 - 3,887 sf
- Situated on the corner of Logan Avenue and 56 Avenue
- Surrounded by commercial amenities
- Asking rent \$14.00 - \$16.00 psf net

For more information
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BAYTREE CENTRE

LOCATION

Downtown Langley City remains a focus of the City's business and cultural life. Baytree Centre is conveniently located on the corner of Logan Avenue and 56 Avenue in the heart of downtown business area. The site is professionally managed, boasts ample parking and is surrounded by commercial amenities.

AVAILABLE AREA

Building A - 20621 Logan avenue

UNIT	AVAILABILITY	BASIC RENT PSF	AVAILABLE
A101	3,887 sf	\$16.00	Immediately - main level
A201	3,519 sf	\$14.00	Immediately - second floor
A202	816 sf	\$14.00	Immediately - second floor

Building B - 20641 Logan Avenue

UNIT	AVAILABILITY	BASIC RENT PSF	AVAILABLE
B200	1,836 sf	\$14.00	Immediately - second floor corner unit

Building C - 20651 56 Avenue

UNIT	AVAILABILITY	BASIC RENT PSF	AVAILABLE
C203	1,048 sf	\$14.00	Immediately - second floor
C206	544 sf	\$14.00	April 1, 2012

ADDITIONAL RENT

\$8.00 psf

FOR MORE INFORMATION CALL 604.687.8300

BUILDING AMENITIES

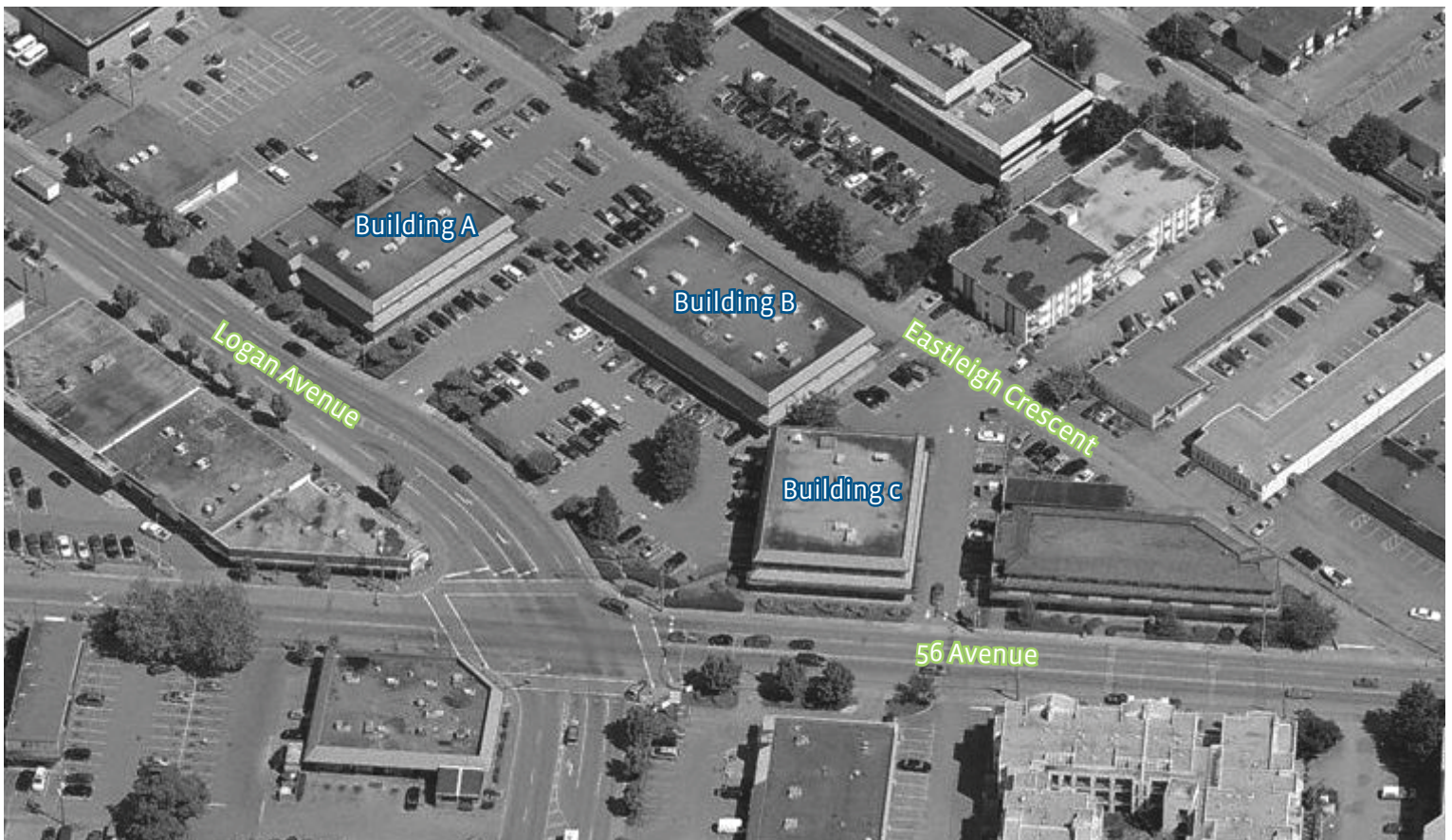
- Surrounded by commercial amenities
- Ample parking
- Air conditioned throughout
- Handicap accessibility
- Oak and glass lobby

ZONING

C-1 (downtown commercial zone) is intended to accommodate retail and service commercial including office, recreation, and entertainment serving the core commercial area.

DEMOGRAPHICS (2006 PCENSUS)

	1 KM	3 KM	5 KM	15 MIN DRIVE TIME
Population	8,962	41,161	75,545	109,635
Household Income	\$42,095	\$63,542	\$72,866	\$75,985
Daytime Population	18,031	47,263	68,029	112,598



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