

FOR LEASE | OFFICE
GOLDEN EARS BUSINESS CENTRE
9525 201 STREET, LANGLEY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ **1,371 to 4,179 SF Available**
- ▶ **Turnover Condition**

Location

The Golden Ears Business Centre offers exceptional drive times for clients and staff alike. Located at the southwest corner of 201 Street and 96 Avenue, the site is only a few blocks north of Highway 1 and the 200 Street interchange. The Golden Ears Bridge, a few blocks north, provides a direct link to Maple Ridge and the whole northeast sector of the Lower Mainland as well as a secondary route to downtown Vancouver. There are also great dining and entertainment options within a few blocks of the building.

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Opportunity

To lease quality office space in one of Port Kells' premier office buildings. Spaces offer large windows with flexible floor plans. Common areas are contemporary and professional. The building has 76,000 square feet of rentable area spread over three floors.

There are two access/egress points, one on 201 Street and another on 96 Avenue.

Parking

There are 45 secured parking stalls available to be rented for \$75.00 per stall per month and 238 free at-grade common parking stalls for staff and visitors.

Zoning

CD-14 (Comprehensive Development) – accommodates a wide range of commercial uses.

Available Units (Rentable)

Floor	Unit	Size
Ground Floor	108	1,458 SF
Second Floor	217*	1,371 SF
	218*	2,818 SF
Third Floor	308	LEASED
	309	LEASED

*May be combined

Tenant improvement allowance or the Landlord will finish the space to suit your needs and tastes!

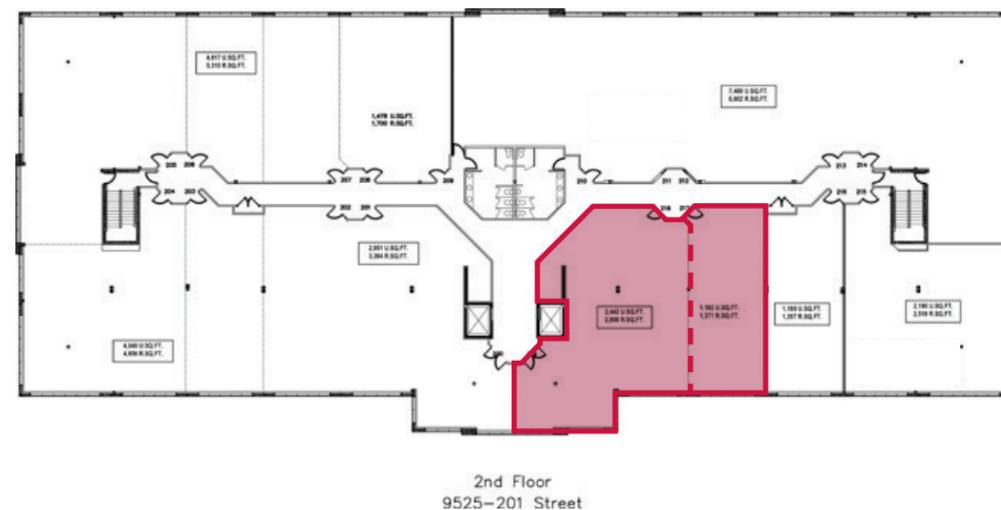
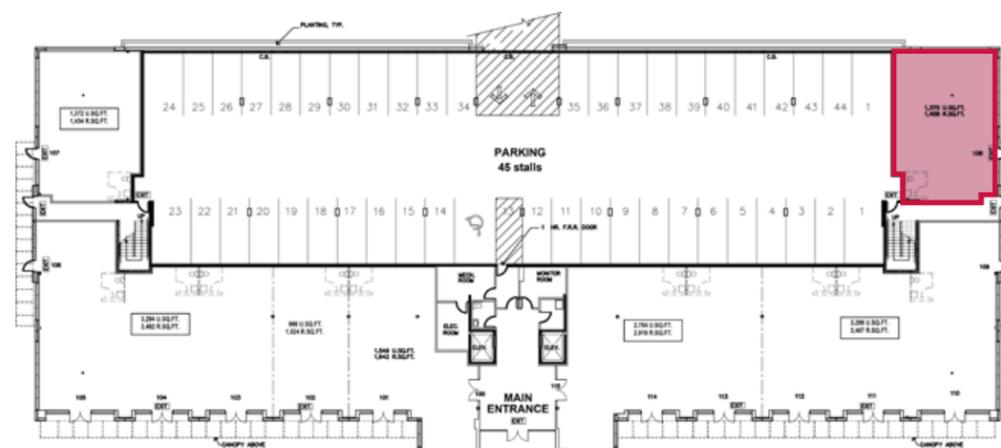
Base Rent

From \$25.00 PSF depending on the floor and unit size

Additional Rent (2020 Estimate)

\$8.28 PSF

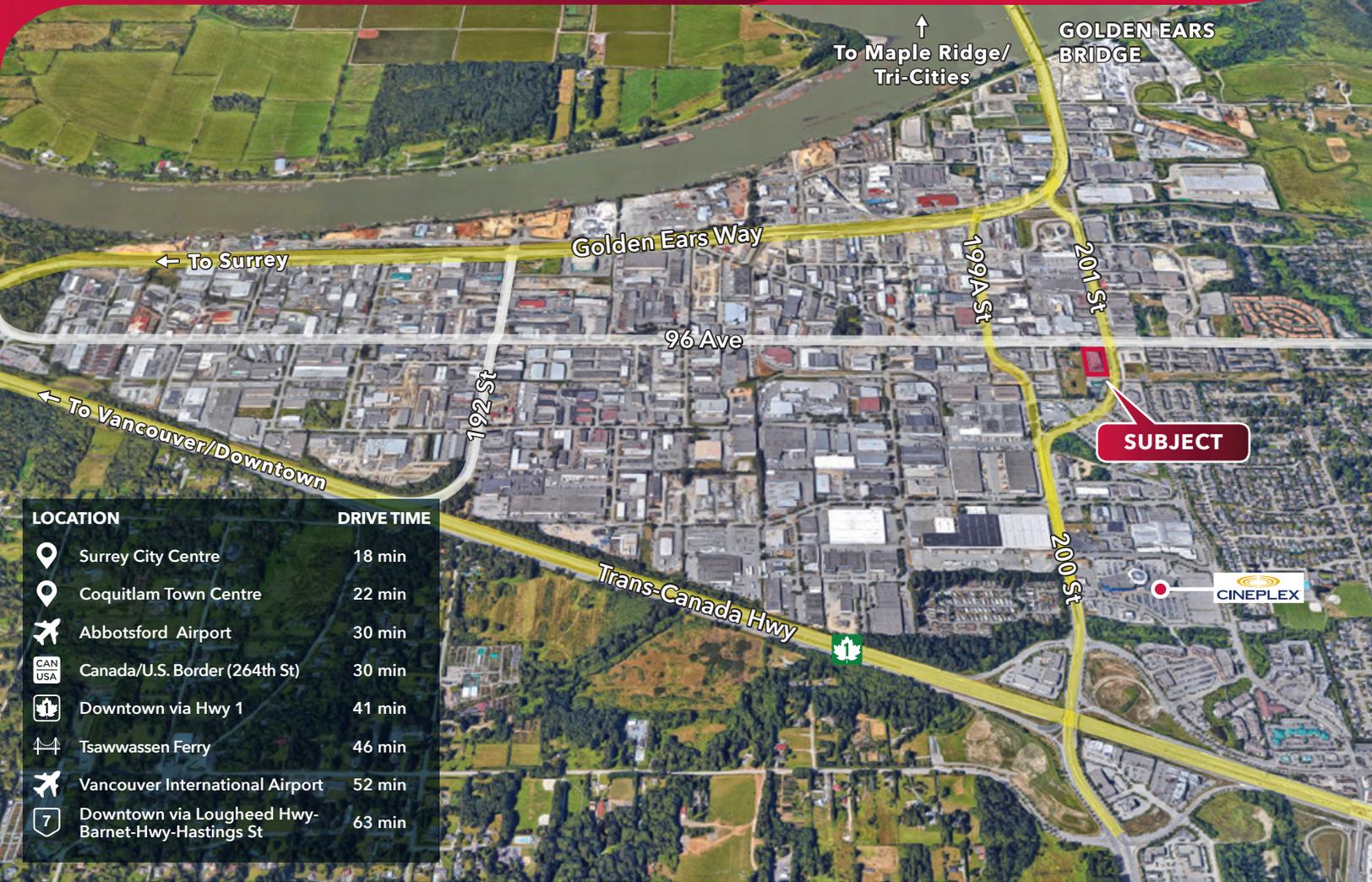
Floor Plans



Demographics	3 km	5 km	20 min drive
Population	26,547	67,319	709,696
Daytime Population	33,777	71,329	617,823
Top 5 Industries	Health Care/Social Assistance - 10% Retail Trade - 8% Edu. Svc, Construction, Wholesale Trade, Accommodation/Food Svc (Tied) - 5% Manufacturing, Professional/Sci/Tech Svc, Public Admin (Tied) - 4% Transportation/Warehousing, Finance/Insurance, Other Svc (Tied) - 3%	Health Care/Social Assistance - 9% Retail Trade - 8% Construction - 6% Manufacturing, Edu Svc, Accommodation/Food Svc (Tied) - 5% Wholesale Trade, Professional/Sci/Tech Svc, Public Admin (Tied) - 4%	Retail Trade - 9% Healthcare/Social Assistance - 8% Construction, Manufacturing (Tied) - 6% Wholesale Trade, Transportation/Warehousing, Professional/Sci/Tech Svc, Edu Svc, Accommodation/Food Svc, Public Admin (Tied) - 4% Finance/Insurance, Admin/Support/Waste Mgmt/Remediation, Other Svc (Tied) - 3%
Education			
University Degree	24.21%	23.73%	22.27%
College Degree	17.66%	17.39%	15.66%
Apprenticeship	9.8%	10.09%	9.66%
Average Age	41.3	38.7	39.5
Average HH Income	\$118,479	\$121,124	\$106,684

Source: Environics 2018

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LOCATION	DRIVE TIME
Surrey City Centre	18 min
Coquitlam Town Centre	22 min
Abbotsford Airport	30 min
Canada/U.S. Border (264th St)	30 min
Downtown via Hwy 1	41 min
Tsawwassen Ferry	46 min
Vancouver International Airport	52 min
Downtown via Lougheed Hwy- Barnet-Hwy-Hastings St	63 min



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