

208th STREET AND 80TH AVENUE, LANGLEY



Willoughby

TOWN CENTRE

FOR LEASE:
UP TO 10,656 SF
OF OFFICE SPACE



OPPORTUNITY IN A SELF-SUSTAINING COMMUNITY

Willoughby Town Centre is a phased, 150,000 sq. ft. mixed-use development located on the South West corner of 80th Avenue and 208th Street, Langley, BC.

The development currently offers up to 10,656 of contiguous newly built office space.

The master planned community by Pollyco is a timely, and thoughtful project designed to be a complete offering of residential, commercial and amenity spaces.

This project truly brings the concept of **Live, Work and Play** to Langley.



Why Willoughby Town Centre?

Willoughby is one of the fastest growing areas ranked by a demographic of strong income, growing families and a robust variety of commercial enterprises. Willoughby Town Centre is becoming the centre point of Langley, with a 150,000 SF commercial development and more upcoming phases Willoughby Town Centre will become the dominant core. Willoughby Town Centre currently offers a large variety of amenities including: eateries, cafe's, shops, spas, yoga, martial arts, childcare, music lessons, grocery, banking, pharmacy and restaurants. Across the street on 80th avenue is the new Yorkson Community Park, one of the largest sports parks in the valley, and when complete, will have nine sports fields, bike park, skateboard park and more.

Nearby amenities include several notable golf courses, horse stables/trails, an elementary school next door, Langley Events Centre, the Regional Shopping area of Langley and the future skytrain, a 5-minute drive away.

Lease Rates

+ Contact Listing Brokers for details

Property Tax and Common Area Maintenance

+ \$15.53 PSF (2022 estimate)

Available Immediately

Parking Ratio

+ 4:1000

20727 Willoughby Town Centre Drive	100 stalls
20780 Willoughby Town Centre Drive	62 stalls
(underground)	10 stalls
TOTAL	172 stalls

MODERN DESIGN

The Offices at Willoughby Town Centre are designed to attract and retain tenants with full height floor to ceiling glazing, comfortable building systems, convenient 'at grade' and secure underground parking. Tenants who are 'preleasing' have a unique opportunity to customize their space for tenant specific improvements like additional plumbing, electrical and building services.

STUNNING VIEWS

Stunning views of mountains and agricultural areas create a peaceful and tranquil outlook.

PARKING

At almost 4 stalls/1000 SF, WTC offers more parking and amenities than any new office building. It's walkable 'High Street' design has fitness, food, fun, childcare, shopping and more. WTC has everything to make work life balanced and enjoyable. A new Township Library in Block B will be part of that new phase.

20727 Willoughby Town Centre Drive

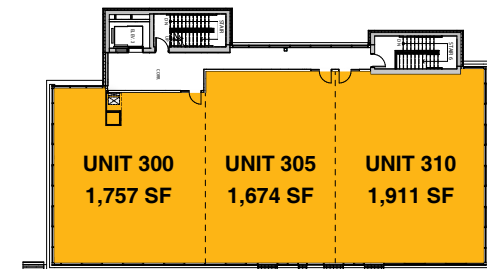
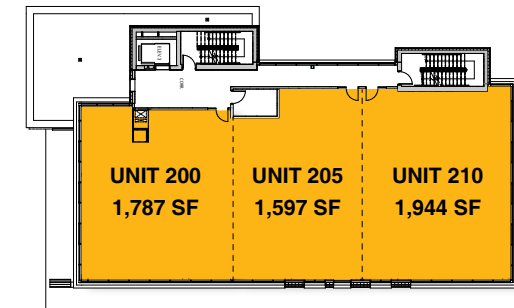
Units Sizes

2ND FLOOR

+ 5,328 SF

3RD FLOOR

+ 5,342 SF



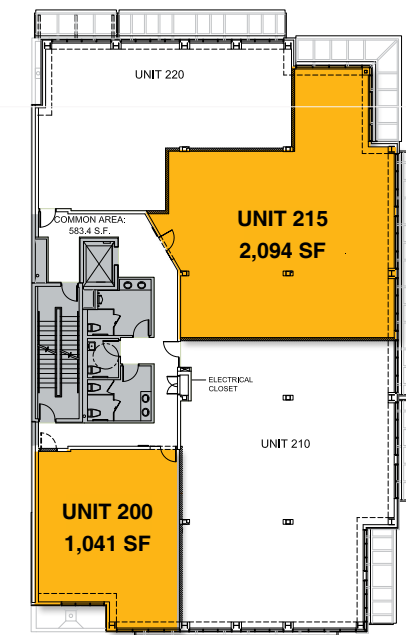
20780 Willoughby Town Centre Drive

Units Sizes

2ND FLOOR

+ Unit 200 1,041 SF

+ Unit 215 2,094 SF



For more information please contact:

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