

SPIRE PROFESSIONAL CENTRE LANGLEY

75% UNDER CONTRACT



FOR SALE

STRATA OFFICE UNITS LOCATED IN LANGLEY'S 200TH STREET CORRIDOR

BUILT BY SPIRE DEVELOPMENT CORPORATION | MARKETED BY FRONTLINE REAL ESTATE SERVICES LTD. | CALL 604-583-2500 FOR MORE INFORMATION

SPIRE PROFESSIONAL CENTRE LANGLEY

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A rare opportunity to own a new strata office with close proximity to the 200th Street interchange. Built by Spire Development Corporation and designed by Christopher Bozyk Architects, this 44,665 square foot (saleable), Class A three storey strata office building boasts:

- Concrete tilt up construction
- Abundant glazing and natural light
- Beautifully finished main entrance / lobby and common areas
- Views of the North Shore Mountains
- Secured underground parking
- Secured bike storage
- Electric vehicle charging stations
- Building security system
- Innovative interior design features

BUILD TO SUIT OFFICES

Purchasing an office at Spire Professional Centre provides the opportunity to have your office space built to fit your business' needs and culture. Impress your clients and provide your employees with a beautiful atmosphere to come to work in everyday.

STRATA FEES & PROPERTY TAXES

Strata fees are estimated at \$3.72 per square foot

Property tax is estimated at \$5.19 per square foot



Images are artist conceptual renderings.
Features, dimension, & specs are subject to change without notice.

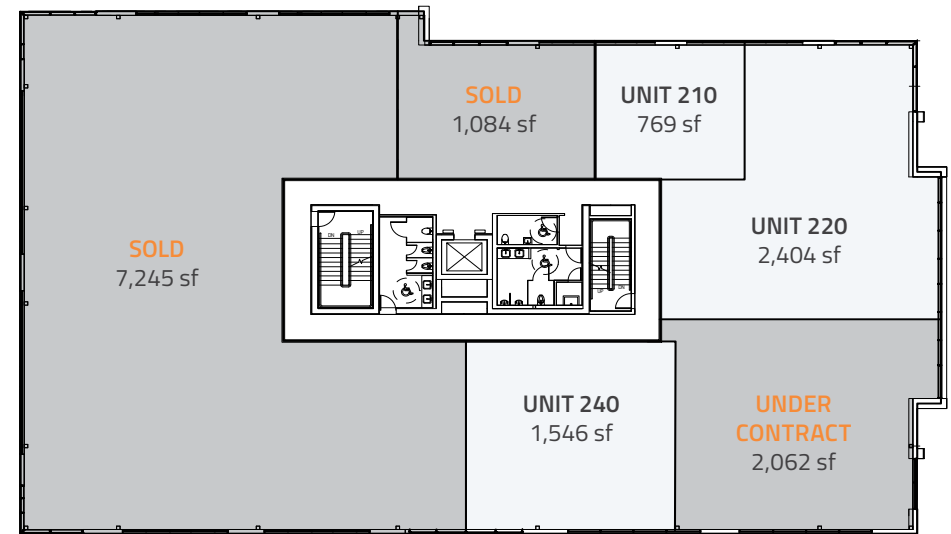
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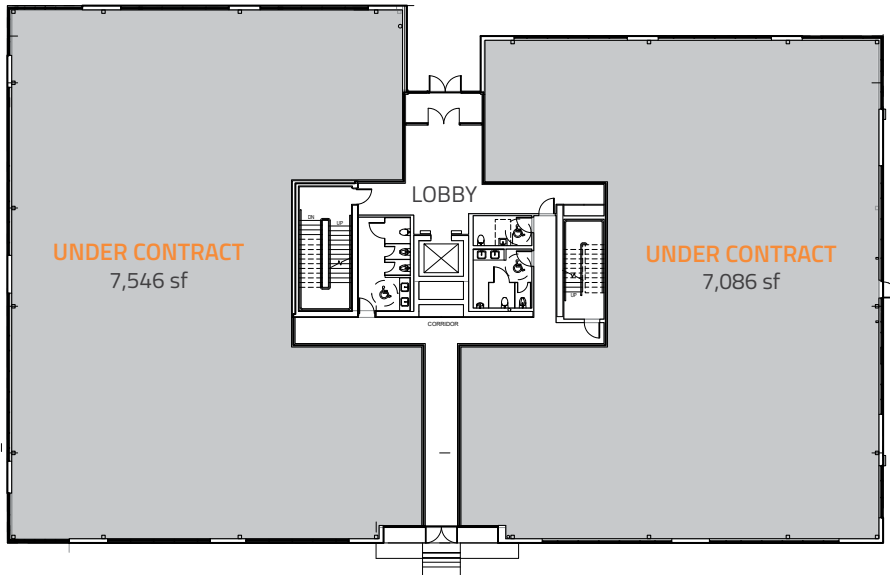
AVAILABILITY

UNIT #	SIZE	PRICE PER SQUARE FOOT	ASKING PRICE
210	769 sf	\$410	\$315,290
220	2,404 sf	\$415	\$997,660
240	1,546 sf	\$410	\$633,860
320	1,665 sf	\$435	\$724,275
330	2,097 sf	\$435	\$912,195
340	1,131 sf	\$430	\$486,330
350	1,019 sf	\$430	\$438,170
360	922 sf	\$430	\$396,460

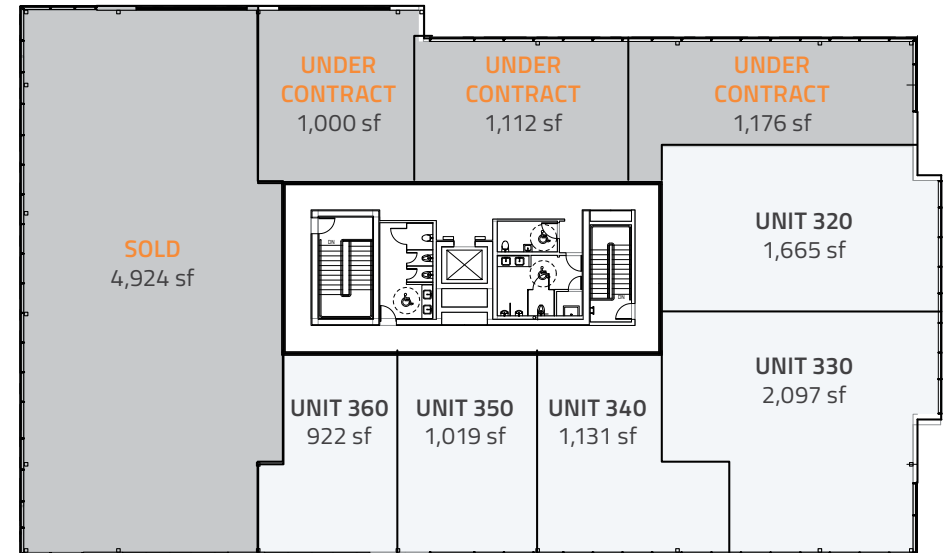
2ND FLOOR



1ST FLOOR



3RD FLOOR



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THE LOCATION

LANGLEY'S 200TH STREET CORRIDOR

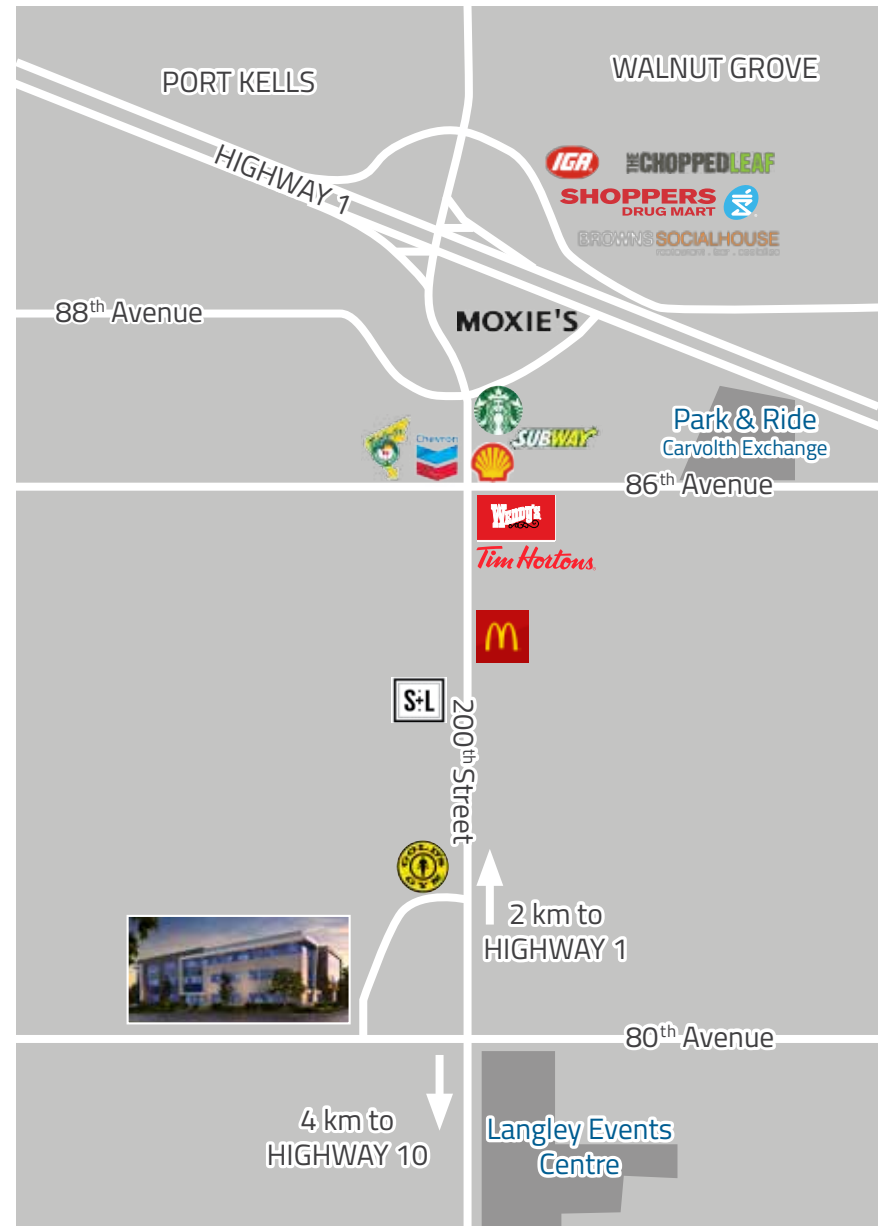
Spire Professional Centre Langley is located in the geographical epicenter of the Lower Mainland, Langley's 200th Street Corridor.

With convenient access to Highway 1 and local connector routes, Spire Professional Centre Langley provides easy access for your customers and employees. The immediate area offers a variety of amenities within a 6 minute driving distance, including:



Many national and international businesses have chosen the Langley 200th Street Corridor as a strategic location due to its accessibility and exposure, including:

- KPMG
- Grant Thornton
- Great West Life
- Regus Offices
- Deloitte
- TD Bank
- World Financial Group
- Lindsay Kenney LLP
- Corix
- Fraser Health
- CLAC Union
- RBC Royal Bank
- Pharmasave National Office
- Tourism Langley



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SUPERIOR ACCESS

Position your business at the geographical epicenter of the Lower Mainland. Spire Professional Centre Langley provides superior access across the Lower Mainland. Be close to your customers and employees by situating your business in the Spire Professional Centre Langley.



FOR MORE INFORMATION PLEASE CONTACT:

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