

# SPIRE PROFESSIONAL CENTRE LANGLEY



## 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 200<sup>th</sup> 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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# THE LOCATION

## LANGLEY'S 200<sup>TH</sup> STREET CORRIDOR

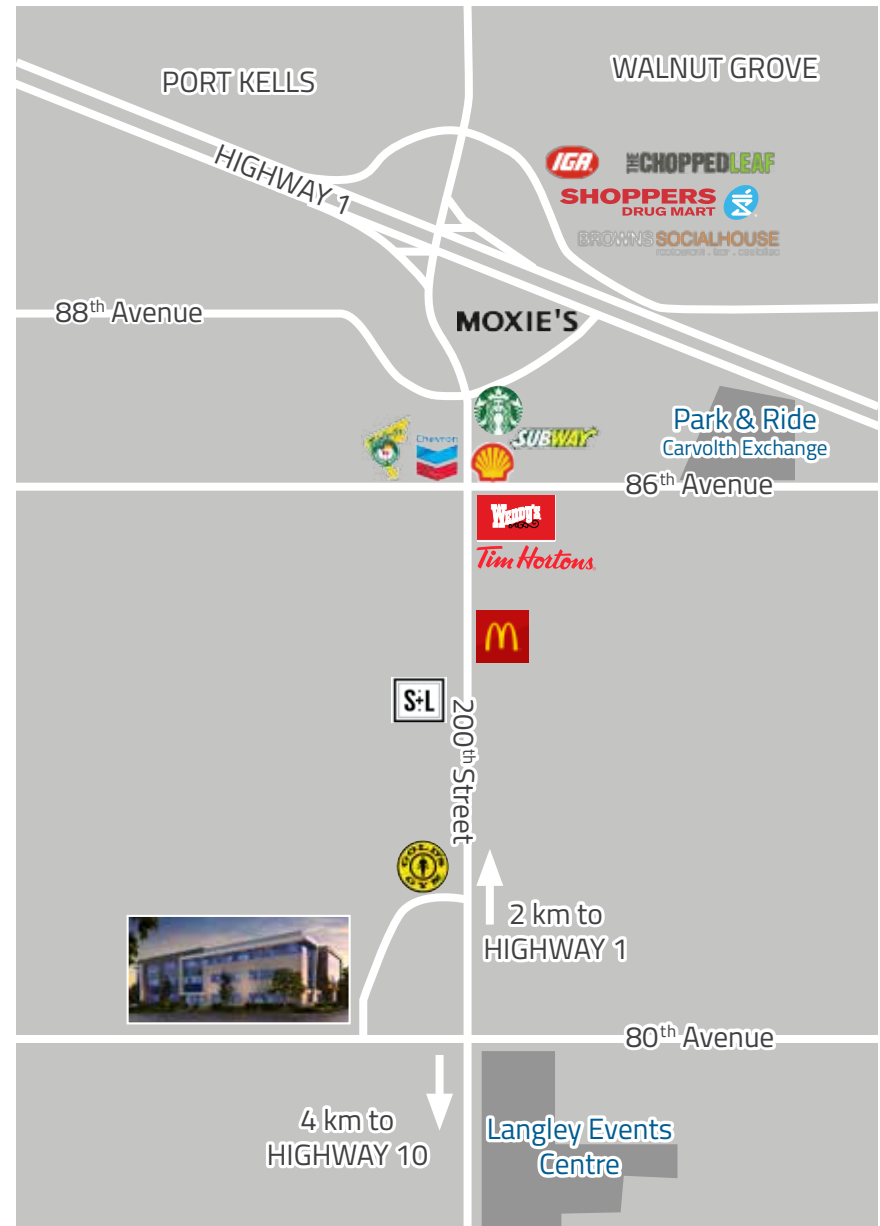
Spire Professional Centre Langley is located in the geographical epicenter of the Lower Mainland, Langley's 200<sup>th</sup> Street Corridor.

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 200<sup>th</sup> 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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