



LATIMER
BUSINESS HUB

20020 84 AVENUE / LANGLEY / BC

FOR SALE OR LEASE



A UNIQUE MASTER PLANNED COMMUNITY

Latimer Heights is an impressive master-planned 74-acre development including single family, duplex rowhomes, townhomes, condos and Langley's first two high rise condo towers.

This mixed-used development will also bring vast green space, a new elementary school and 36,000 SF of commercial/retail space along side the commercial core of the community Latimer Business Hub.

Future office tenants/owners will have the opportunity to immerse staff into a truly authentic live, work, and play setting.



LATIMER BUSINESS HUB

The community's professional epicenter will be Latimer Business Hub, a cornerstone office development comprised of two buildings totaling 108,000 SF. This modern office development includes exceptionally designed workspaces with contemporary interiors and cutting-edge building systems. Underground Parking is available for the convenience of employees as well as surface parking between the building's for visitors.

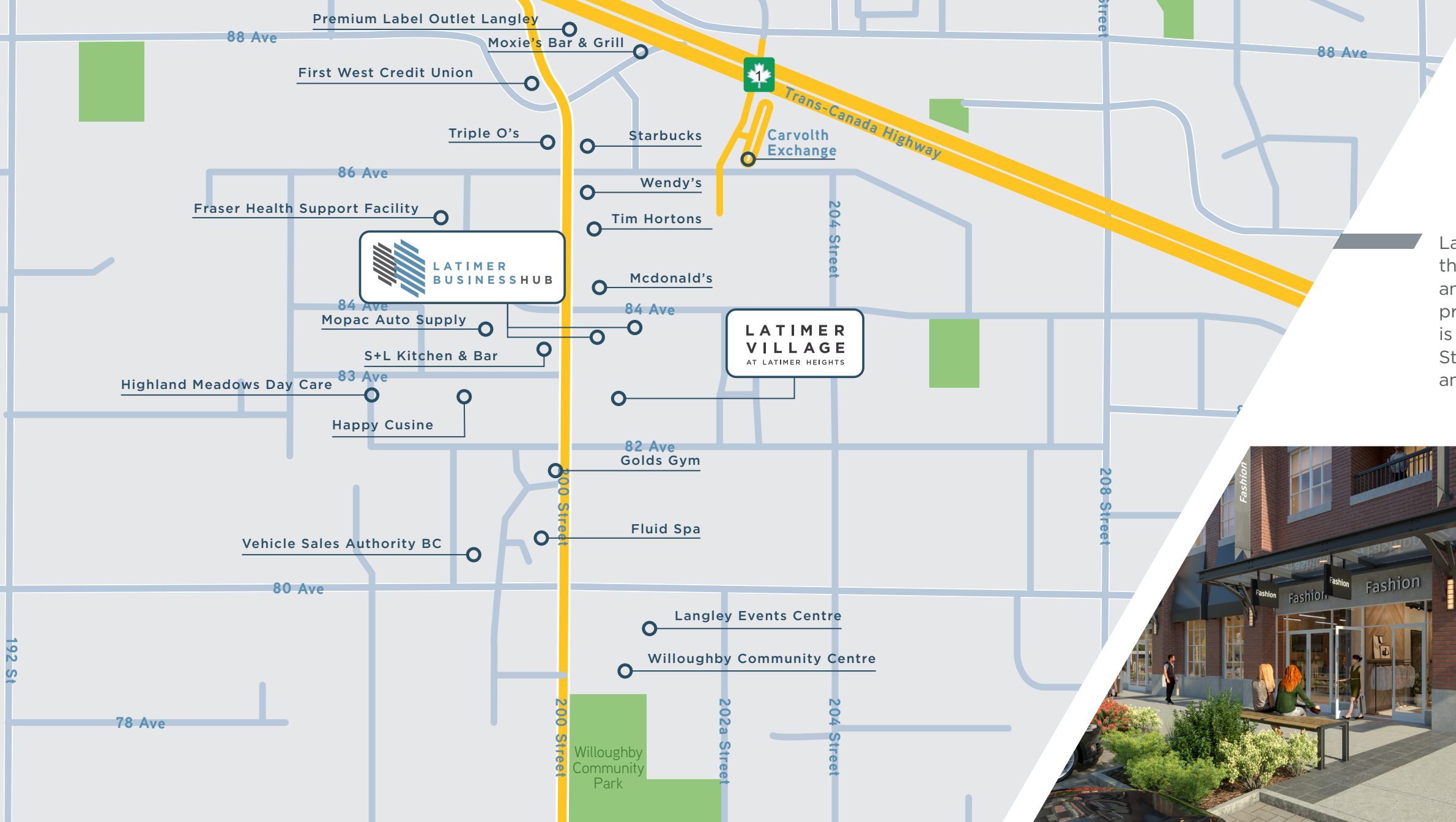
Future tenants/owners will also have access to a rooftop amenity space that will include a kitchen prep area equipped with a barbecue, and covered/uncovered leisure space for tenant enjoyment. The rooftop will also have the ability to host large corporate and private events with a capacity of 274 people.

PERFECTLY SITUATED FOR YOUR BUSINESS

Latimer Business Hub is situated in one of the region's most sought-after commercial and residential communities. The future professional center's exceptional location is on the high traffic corridor of 200th Street, minutes south of both Highway 1 and the Carvolth Exchange.

Tenants/owners will appreciate the proximity to all nearby conveniences located throughout the master-planned community. Situated next to Latimer Village, employees will easily be able to access and enjoy boutique-style shops, cafes, restaurants and services all within a short walking distance.

Along with having the truly amenity rich environment of Latimer Village just steps away, the future buildings are closely positioned to a variety of existing restaurants, parks, fitness establishments and the Langley Events Centre.





BUILDING FEATURES

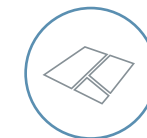
- ✓ Each building with seven-storeys of office and retail space totaling 108,000 SF
- ✓ 376 underground parking stalls on four levels and 19 surface visitor stalls
- ✓ Community like setting, surrounded by retail amenities and a 74 acre residential community
- ✓ Prominent building signage opportunities
- ✓ 18' clear ceiling height on main floor retail units
- ✓ 12' clear ceiling height on floors two through seven
- ✓ Rooftop amenity area with expansive Fraser Valley views for everyday use and corporate/private events (large 274 persons capacity)



**2 BUILDINGS
TOTALING
108,000 SF**



**394
PARKING
STALLS**



**74 ACRE
MASTER PLANNED
COMMUNITY**



**BEAUTIFUL
ROOFTOP
PATIOS**



Expansive Fraser Valley
and Mountain Views

Barbecue Kitchen
Prep Area

Covered/Uncovered
Space for Private/
Corporate Events

Large 274 Persons
Capacity

PROJECT TEAM

FLOOR PLANS



Vesta Properties is a talented group of professionals who are passionate about creating superior value and desirable, master-planned communities. Our success depends on the innovation, professionalism, enthusiasm and commitment of each Vesta team member. From project managers, designers and construction crews to sales representatives and customer

service specialists, we understand what it takes to construct top quality communities, provide exceptional customer service and deliver the best lifestyle and investment value. Over the past 30 years, we have successfully built more than 4,500 homes in award-winning communities within BC and Alberta.

VestaProperties.com



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