

FOR LEASE



#112—9440 202 Street Langley, B.C.

Remarks:

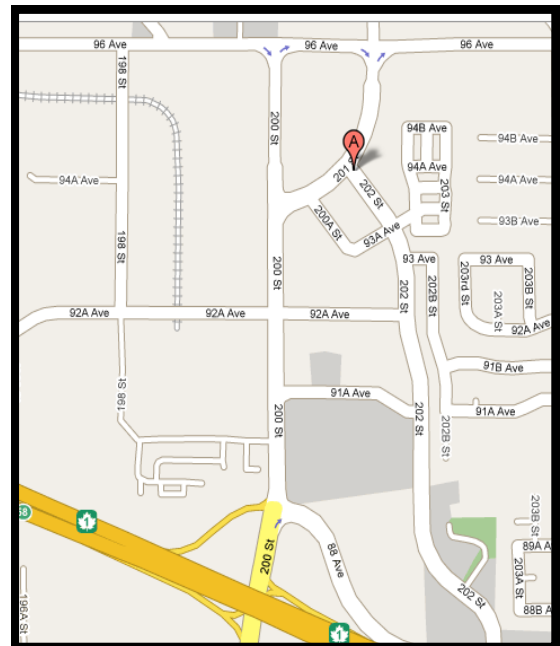
- Large ground-floor office in Langley's finest professional building
- Just off the Freeway and 200th Interchange
- Sublease

Size:

- 3,417 sq.ft. (grossed-up)
- 2,997 sq.ft. net area

Lease:

- 3.5 - year lease has 23 months remaining
- 5 - year option to renew



EVAN BRETT

Office: 604.530.0231

Cell: 604.788.5058

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#111 - 20434 64th Avenue Langley, BC

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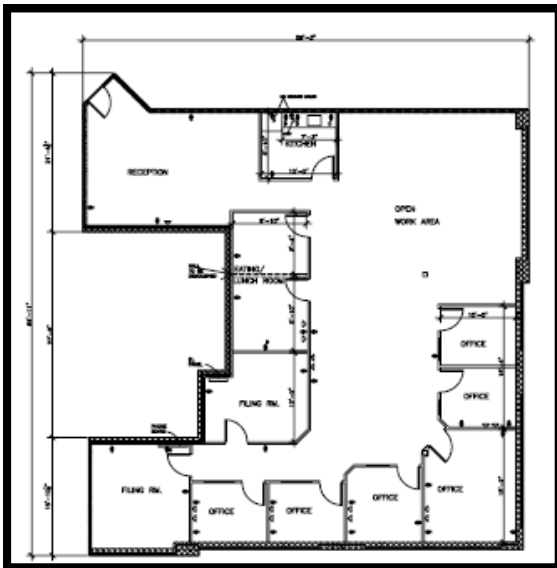
Features:

- Office demised into:
 - Numerous private offices (all w/ windows)
 - Series of semi-private work stations
 - Large reception area
 - Large central meeting area
 - Small boardroom
 - Kitchenette & lunchroom
- Modern facilities with high-speed internet connection
- Fitness centre in building available to employees
- Attractive building with impressive foyer
- Lots of free parking



Lease Rate:

- Basic @ \$17.00 p.s.f. = \$4,840.75/month
- Common costs @ \$8.05 p.s.f. = \$2,292.24/month
 - Note C.A.C's include heat, light and HVAC as well as free use of buildings facilities



Comments:

- Sub-lease for remainder of term
 - To Aug.31, 2011
 - 5 - year option to renew
- Furnishings & appliances negotiable
- Society has consolidated into adjoining unit (subject unit now vacant)

For further information

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