



- ▶ **2,680 SF Available**
- ▶ **Modern, Fully Finished Office Space**
- ▶ **Newly Renovated Common Areas**

Location

The Golden Ears Business Centre offers exceptional drive times for clients and staff alike. Located at the southwest corner of 201 Street and 96 Avenue, the site is only a few blocks north of Highway 1 and the 200 Street interchange. The Golden Ears Bridge, a few blocks north, provides a direct link to Maple Ridge and the whole northeast sector of the Lower Mainland as well as a secondary route to downtown Vancouver. There are also great dining and entertainment options within a few blocks of the building. The relatively new South Fraser Perimeter Road (Highway 17) offers great connectivity to YVR and BC Ferries.

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Opportunity

To lease quality office space in one of Port Kells’ premier office buildings. All spaces offer large windows with flexible floor plans. Common areas were renovated in 2024 and are contemporary and professional. The building has 76,000 square feet of rentable area spread over three floors. There are two access/egress points, one on 201 Street and another on 96 Avenue.

Zoning

CD-14 (Comprehensive Development) – accommodates a wide range of commercial uses.

Parking

238 free at-grade common parking stalls for staff and visitors.

Available Units (Rentable)

Floor	Unit	Size	Availability
Second	210	2,680 SF	30 days notice

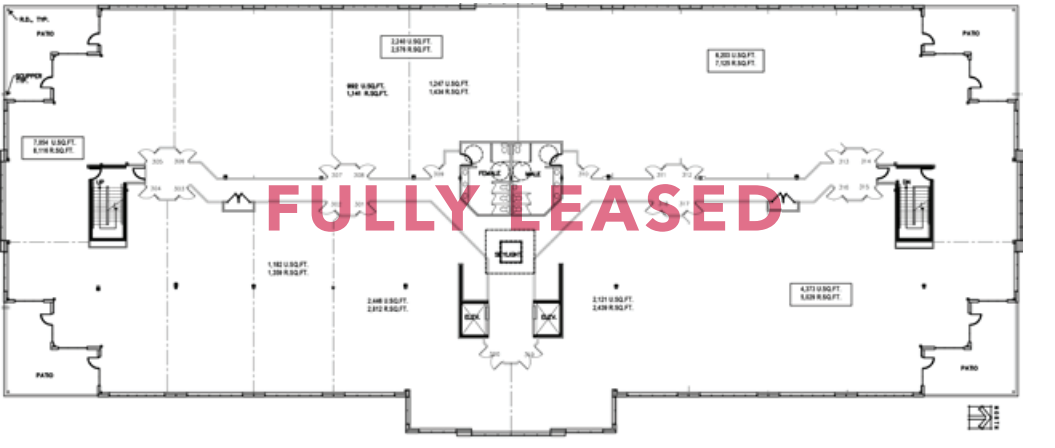
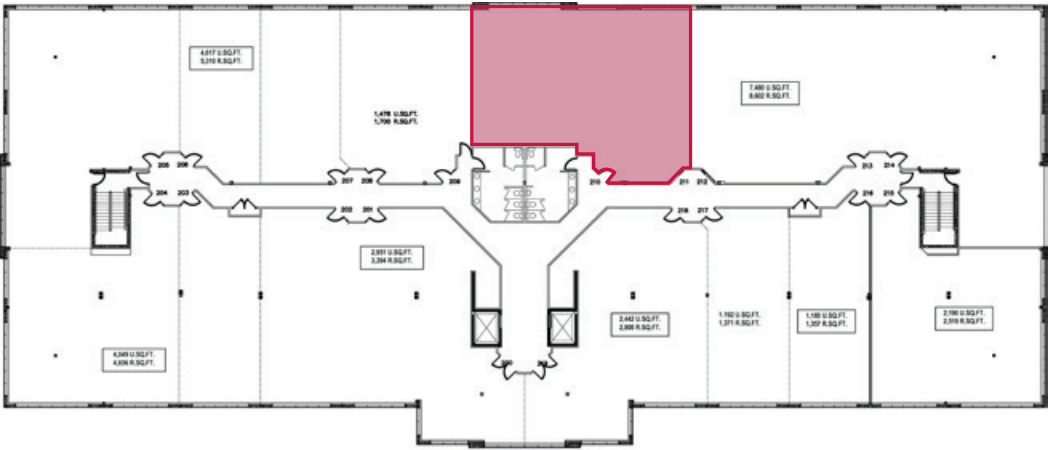
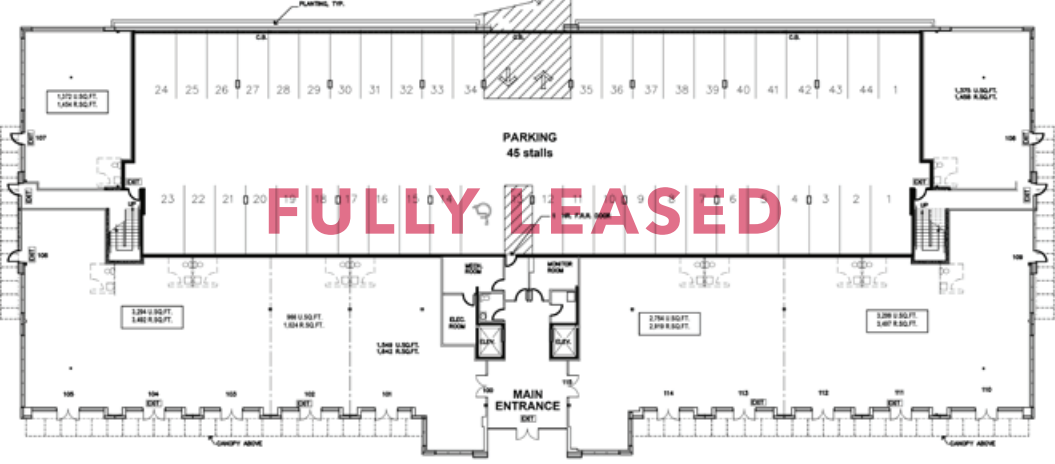
Base Rent

Call for price

Additional Rent (2025 Estimate)

\$11.05 PSF plus 5% management fee

Floor Plans

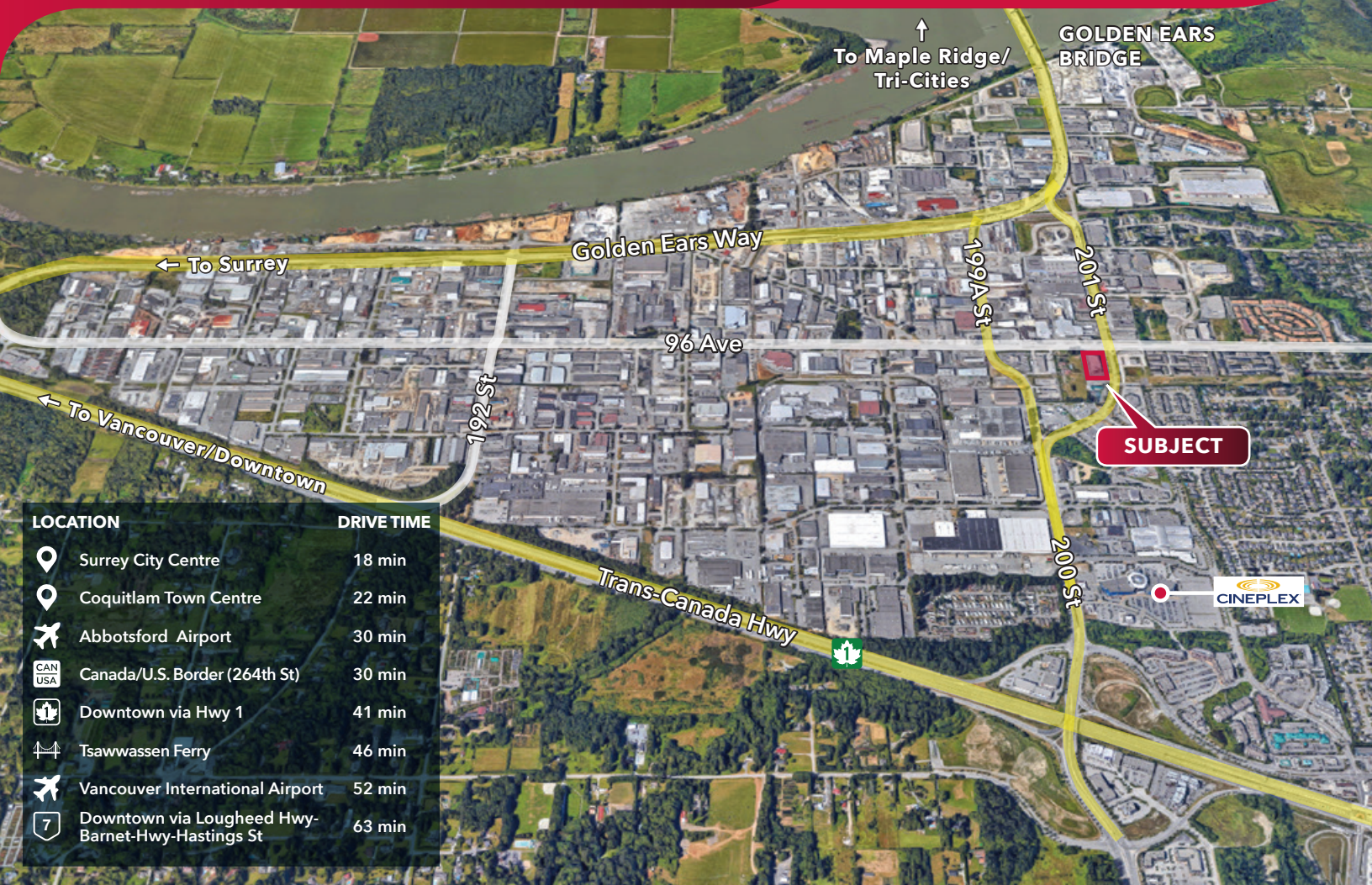


Demographics	3 km	5 km	20 min drive
Population	31,837	78,494	764,244
Daytime Population	49,910	85,517	666,066
Top 5 Industries	Retail Trade - 10.8% Health Care/Social Assistance - 9.0% Construction - 8.8% Education Services - 8.3% Accommodation/Food Services - 8.2%	Retail Trade - 11.5% Health Care/Social Assistance - 9.3% Construction - 9.2% Education Services - 7.5% Accommodation/Food Services - 7.3%	Retail Trade - 11.6% Healthcare/Social Assistance - 10.5% Construction - 9.4% Manufacturing - 7.5% Accommodation/Food Services - 7.1%
Education			
University Degree	26.1%	25.2%	24.6%
College Degree	20.7%	20.7%	20.0%
Apprenticeship	7.7%	8.3%	8.0%
Average Age	41.2	38.7	40.0
Average HH Income	\$136,822	\$143,553	\$130,213

Source: Environics Analytics 2023 Estimate

FOR LEASE | OFFICE
GOLDEN EARS BUSINESS CENTRE
9525 201 STREET, LANGLEY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



LOCATION	DRIVE TIME
Surrey City Centre	18 min
Coquitlam Town Centre	22 min
Abbotsford Airport	30 min
Canada/U.S. Border (264th St)	30 min
Downtown via Hwy 1	41 min
Tsawwassen Ferry	46 min
Vancouver International Airport	52 min
Downtown via Lougheed Hwy- Barnet Hwy-Hastings St	63 min



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