



10-228 Schoolhouse Street Coquitlam

LEASE RATE:
\$26.00 PER SQFT BASE RENT
\$12.00 PER SQFT OPERATING COST
TOTAL RENT PER MONTH: \$7,584.00 + GST



For more information, please contact:

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Executive Summary

LOCATION

2395 SF main floor retail or office located in the Zone Bowling Alley centre on Schoolhouse just north of Lougheed Hwy. CS-1 zoning allows many retail, restaurant and professional uses (Doctor, Dentist, Chiro, etc.). This is a Sub Lease until Jan 1, 2023 with 2 options to renew of 5 years each. Base Rent is \$26 plus approx. \$12 psf operating cost (approx. \$7584.00 PM + GST + Hydro + Mangement fee) and escalates to \$27 net on Feb 1, 2022. Premises back onto Bowling Alley with access to common washrooms.

ZONING

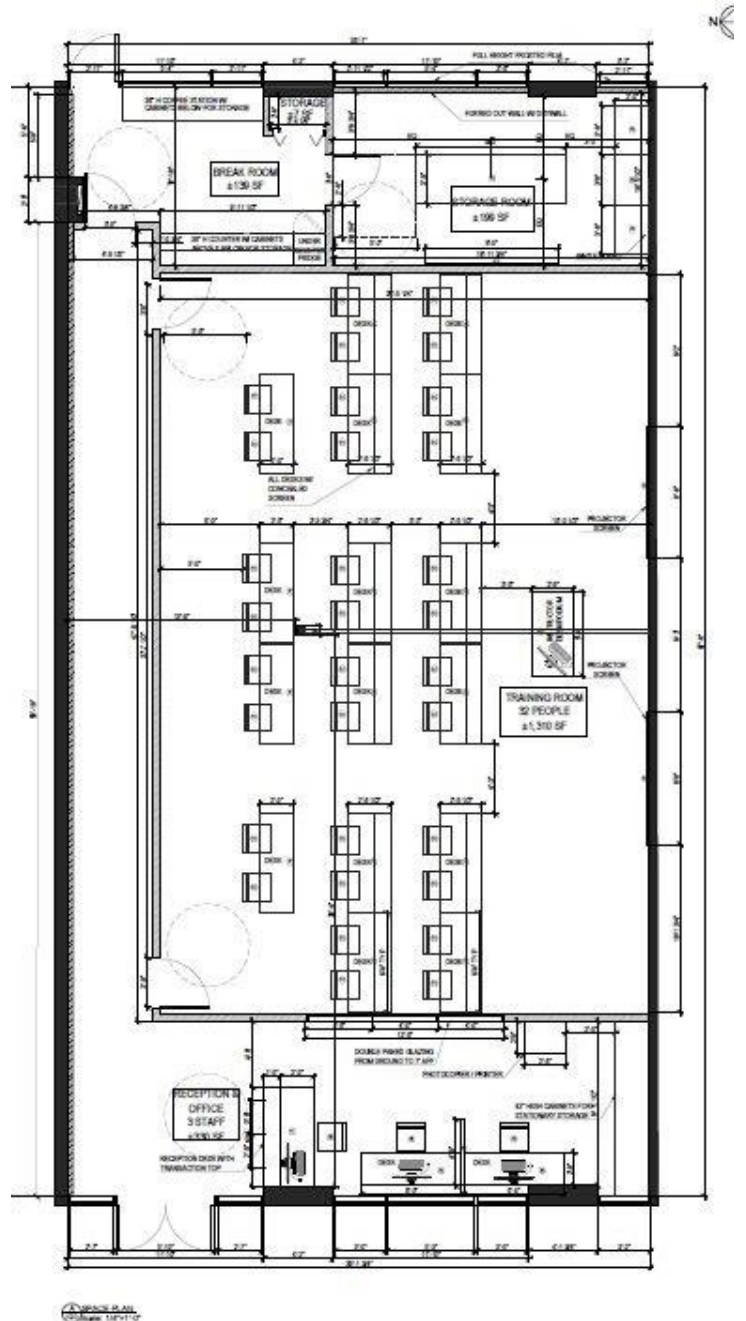
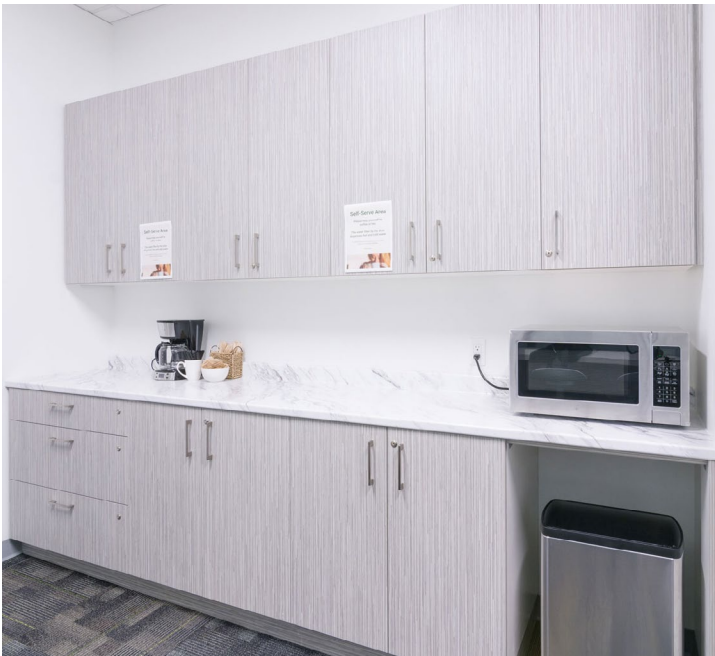
CS-1

PRICING

\$26.00 per sqft Base Rent
\$12.00 per sqft Operating Cost
Total Rent Per Month:
\$7,584.00 + GST + HYDRO + MANAGEMENT FEE

AVAILABLE SPACE

2,395 sqft



Executive Summary

