## For Lease 1021 Austin Ave, Coquitlam







## Features:

Opportunity to occupy 1640SQFT of Main floor retail/office space. Previous use was travel agency. Open floor plan with exposure to Austin Ave. Signage available & underground parking.

## Location:

Located in the Austin Heights district of Coquitlam, this excellent location offers access to public transit directly in front of building, major traffic routes minutes away (HWY #1, Lougheed Hwy) & next door to HipHop Nail Studio!

Surrounding Retailers Include: BMO Bank, CIBC Bank, Safeway, Medical Professional Building & much more.

## Additional Info & Rates:

Basic Rent \$16.00 per sqft Op Cost \$12.64 per sqft **Total Rent Per Mth \$3914.14** 

- Possession available immediately
- Additional Cost GST (5%), Gas, Hydro
- C2 Commercial Zoning



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*E&O:* Although this information has been received from sources deemed to be reliable, we assume no responsibility for it's accuracy, and without offering advice, make this submission to prior lease or sale, change in price or terms and withdrawal without notice.