

# For Lease



## 1130B Austin Avenue Coquitlam

\$22.00 PSF BASE RENT \$8.00 OPERATING COST TOTAL MONTHLY RENT \$7,462.50 + GST



For more information, please contact:

**Bobbi Crandall** 778.773.5157

**REALTOR®** 

E cbobbi@telus.net

**W** tullisrealty.com



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### **Executive Summary**

#### **OPPORTUNITY**

2,985 sqft built out previous dance studio with 2 entrances and exits, 2 washrooms, receptions and 3 studio spaces. Ready for reno and new use.

#### **LOCATION**

Located in central Coquitlam in the Austin Heights corridor. This building offers both retail and professional office space and is a block away from the new Beedie development which is home to the new Safeway and soon to be 2 brand new residential towers. Austin Avenue is a central bus route which will take you directly to the Lougheed Skytrain Station. Building offers underground parking.

#### **ZONING**

C2

#### **LEASE RATES**

Base Rent \$22.00 psf Operating Cost \$8.00 psf Total Monthly Rent \$7,462.50 + GST







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