

# FOR LEASE

## 204-1130 Austin Avenue, Coquitlam



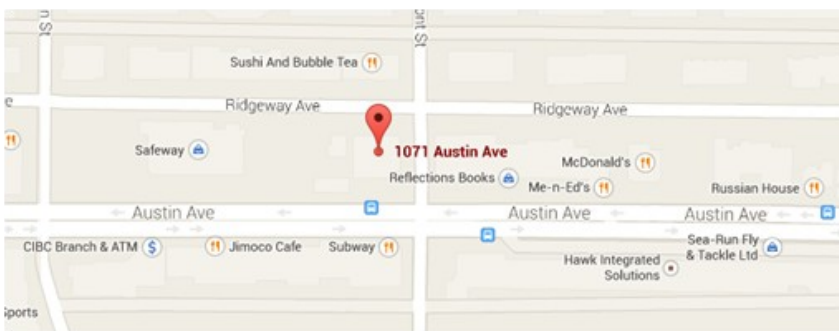
**Base Rent** \$10.00psf      \$ 289.17  
**Op Cost** \$10.00      \$ 289.17  
**Monthly Rent**      \$ 578.34<sub>plus GST</sub>

347 Sq ft centrally located building on Austin Avenue in Austin Heights. Reception area and 1 private office with access to shared balcony.

### Zoning: C-2 General Commercial

Contact Listing Agent for more info on allowed uses

Building has ample underground parking with front parking available and is located on the main bus route to Coquitlam Centre, Lougheed Mall & Skytrain Station. Easy Access to Lougheed Hwy and Hwy 1.



**FOR INFORMATION AND VIEWING CALL:**  
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