

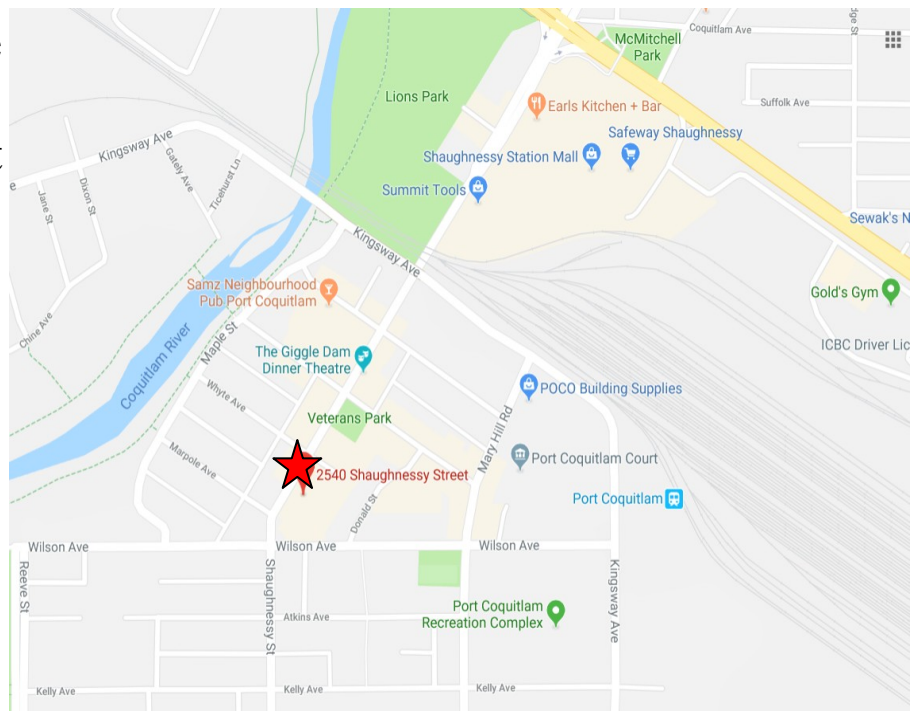
# FOR LEASE

## 206 & 208-2540 Shaughnessy Street, Port Coquitlam

4,970 Sq ft Built out  
Office Space - 2



Professional Office in the heart of busy downtown Port Coquitlam. Second floor unit numbers 206 and 208 are combined for a total area of 4,970 sq ft. which span from the front to the rear of building. Multiple offices, classrooms, washrooms, reception and more.

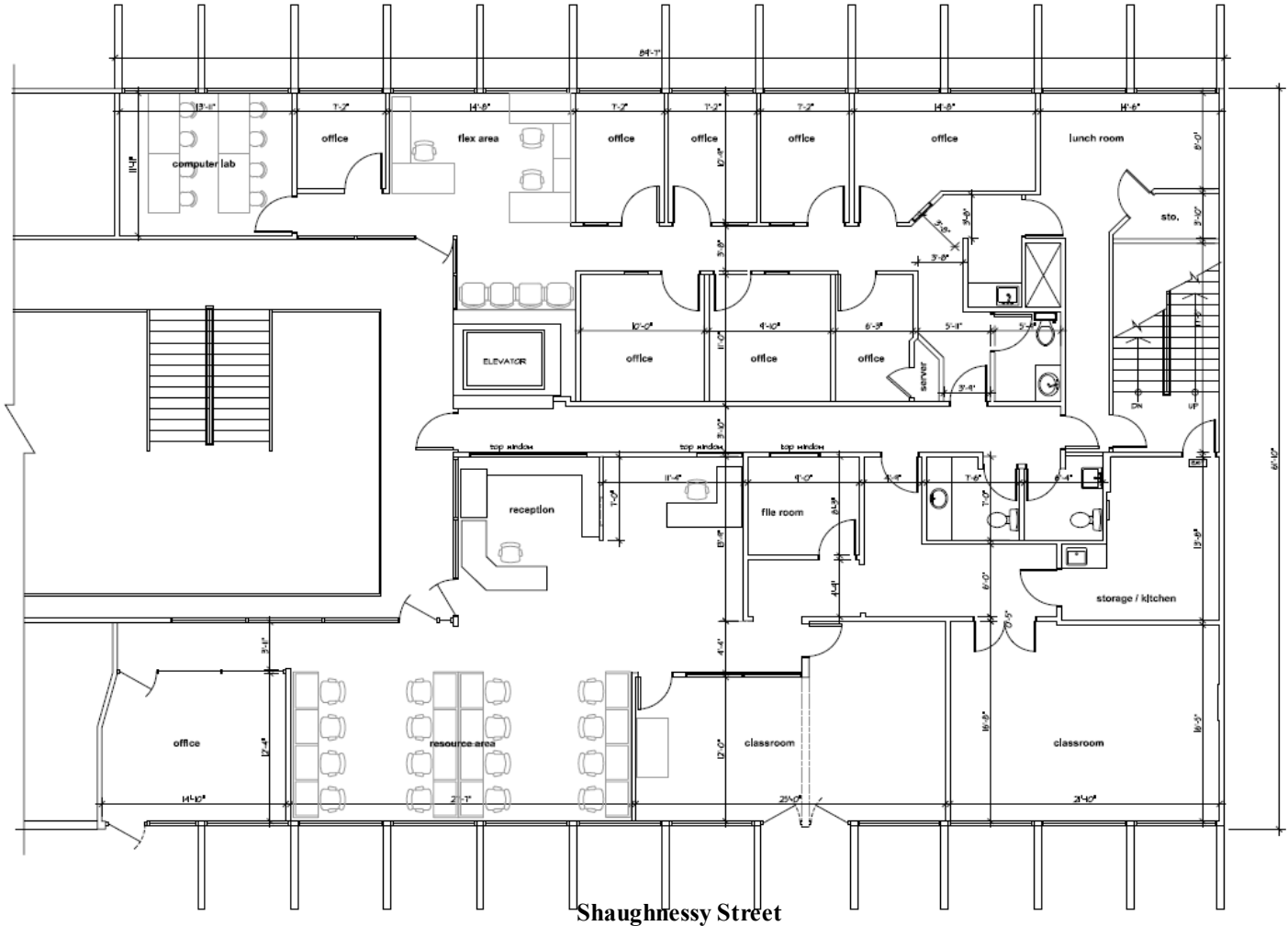


FOR INFORMATION AND VIEWING CALL:  
Bobbi Crandall | Macdonald Realty Ltd. | 604-931-5551  
www.tullisrealty.com | cbobbi@telus.net

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

# FOR LEASE

206 & 208-2540 Shaughnessy Street, Port Coquitlam



**Base Rent** \$13.00psf  
**Op Cost** \$9.89 psf

**Monthly Rent**  
Unit 206 - 2818 sq ft **\$5,375.34** plus GST  
Unit 208 - 2152 sq ft **\$4,104.94** plus GST  
Combined **\$9,480.27** plus GST

**Zoning: CC Community Commercial**  
*Contact Listing Agent for more info on allowed uses*



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