

# For Lease

## 221 - 1024 Ridgeway Ave, Coquitlam



### Contact Info:

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## 221 - 1024 Ridgeway Ave, Coquitlam



### Location:

Located on Ridgeway Avenue in Coquitlam, at the corner of Ridgeway & Nelson St, public transit directly in front of building. Great access to many banks, retailers, lawyers etc. Medical professional building next door.

### Features:

Opportunity to occupy 846 sqft of second floor office space, in professional office building. Tenants include lawyers, Doctors, Physio & much more. Unit features 3 private offices/rooms & open work space & reception. Ample daylight & windows. Underground parking available for staff & visitors, elevator access.

### Additional Info & Rates:

- Immediate possession available
- Commercial zoning

Basic Rent \$14.00 per sqft

Op Cost \$13.47 per sqft

**Total Per Mth = 1936.63**

-Reserved underground parking \$25.00 per stall, per mth.

-Monthly rent subject to 5% GST



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