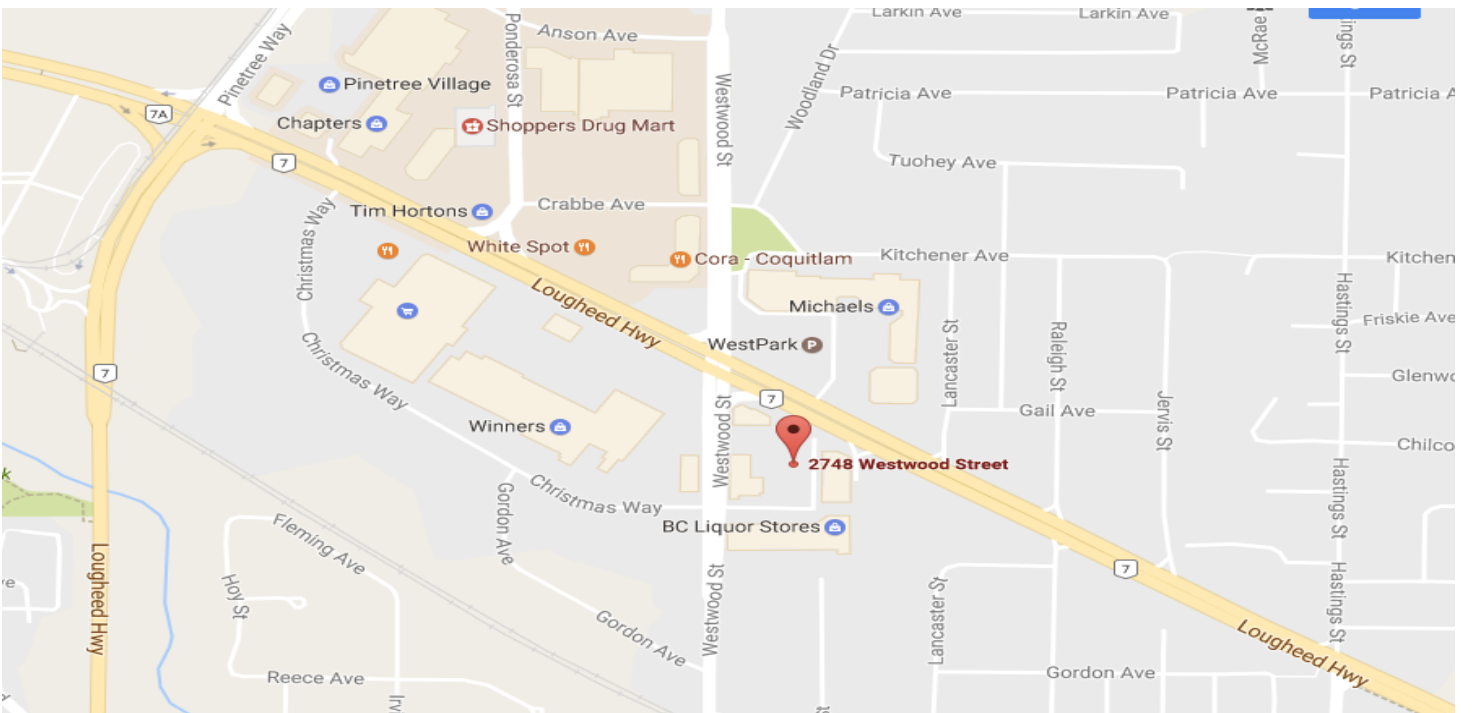


101A - 2478 Lougheed Hwy Port Coquitlam

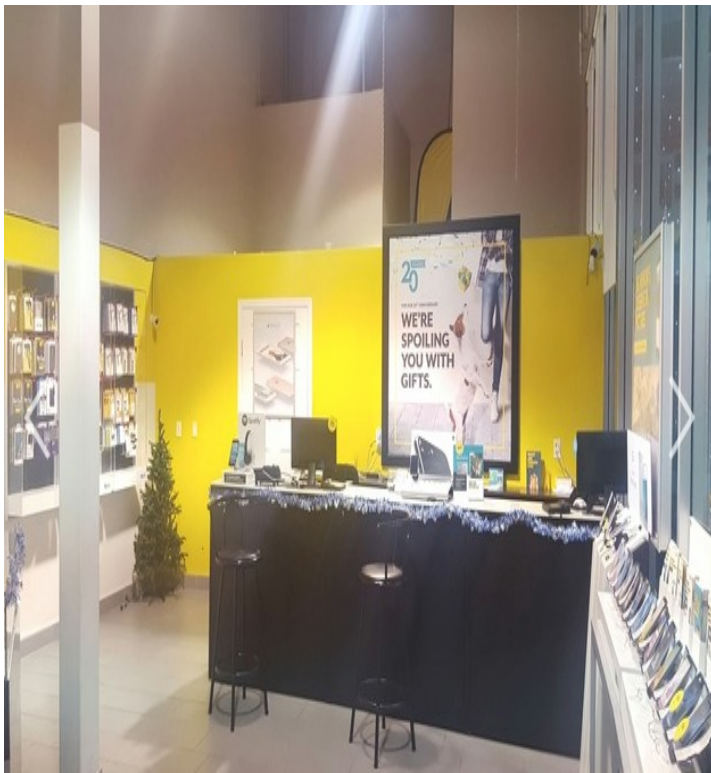


Contact Info:

Wayne Tullis, Ashley Tullis, Derek Tullis
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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.

101A - 2478 Lougheed Hwy Port Coquitlam



Location:

Located at the Southeast corner of Lougheed Hwy & Westwood St, this location offers high exposure to major traffic route.

Features:

674 SQFT of main floor retail space available for lease in extremely busy shopping center, with anchoring tenants such as BC Liquor Store, Waves Coffee, Running Room, Subway and much more. Close proximity to Coquitlam & Port Moody. Highly visible pylon signage available as well.

Additional Info & Rates:

- Possession available immediately
- 674 SQFT
- C2 Zoning

Net Rent \$38.00 psf

Operating Cost \$14.23 psf

Total Rent Per Mth = \$2933.58

(5% management fee on Gross Rent)

**monthly rent is subject to GST (5%)*



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