

FOR LEASE

3-2662 Austin Avenue, Coquitlam



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 it's accuracy, and without offering advice, make this submission to prior lease or sale, change in price or terms and withdrawal without notice.

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LOCATION

Join Starbucks, Panago, Subway, Save-On-Foods and many other retails and service providers in this centrally located building at the intersection of Austin Avenue & Mariner Way. This building gives you ample exposure with fascia & pylon signage available. This unit shares a stand alone building right beside Starbucks and a bakery.

OPPORTUNITY

1,152 sq ft, this unit is set up as a profession office space with reception and sitting area, 4 offices, board-room and a lunch room with kitchenette. This corner unit has great visibility from all angles. You can keep as professional office or change to a number of uses allowed within the C2 zoning. Current sublease ends March 2021 with 2 more 5 year options to renew which are transferable to new tenant. Call listing realtor for more details.

Unit 3

1,152 sq ft

Base Rent: \$33.00psf

Mgmt Fee: 5% Base Rent

Op Cost: \$13.00 psf

Monthly Rent \$4,574.40

Zoning: C2

AVAILABLE JANUARY 2018



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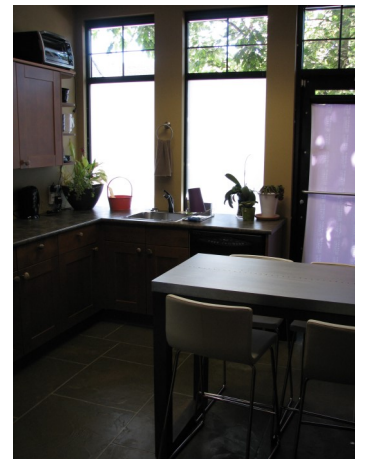
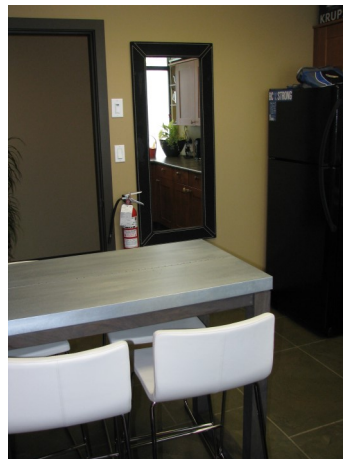
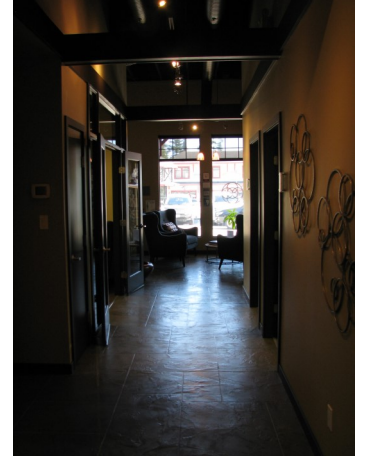
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