



Office Space For Lease



Centrally Located Office Space for Lease

2608 Shaughnessy Street, Port Coquitlam

Unit 202 and 203
1,052 sqft — 1,203sqft

For more information, please contact

Bobbi Crandall PREC* 778.773.5157

REALTOR®

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FOR LEASE

Executive Summary

LOCATION

Port Coquitlam is located in the Tri-Cities, comprised of Port Moody, Coquitlam and Port Coquitlam. The subject property is located in the heart of downtown Port Coquitlam (PoCo) business district. Downtown PoCo is seeing significant densification while still retaining its small-town charm and is a destination for local residents due to the well-established shops and services in the immediate area. The City of PoCo continues to invest in its Downtown with the construction of the new Port Coquitlam Community Centre which has now been completed with a new aquatic centre, multiple ice rinks, the Terry Fox Library and more to serve the growing community.

OPPORTUNITY

Offices located on the second floor (no elevator access).

AVAILABILITY

Unit 202 1,203 sqft

Improved office with 1 washroom, lunch room with sink area, 1 office, reception, storage and open plan. See floor plan below.

Unit 203 1,052 sqft

Open floor plan with 2 private offices, storage room, washroom and open area.

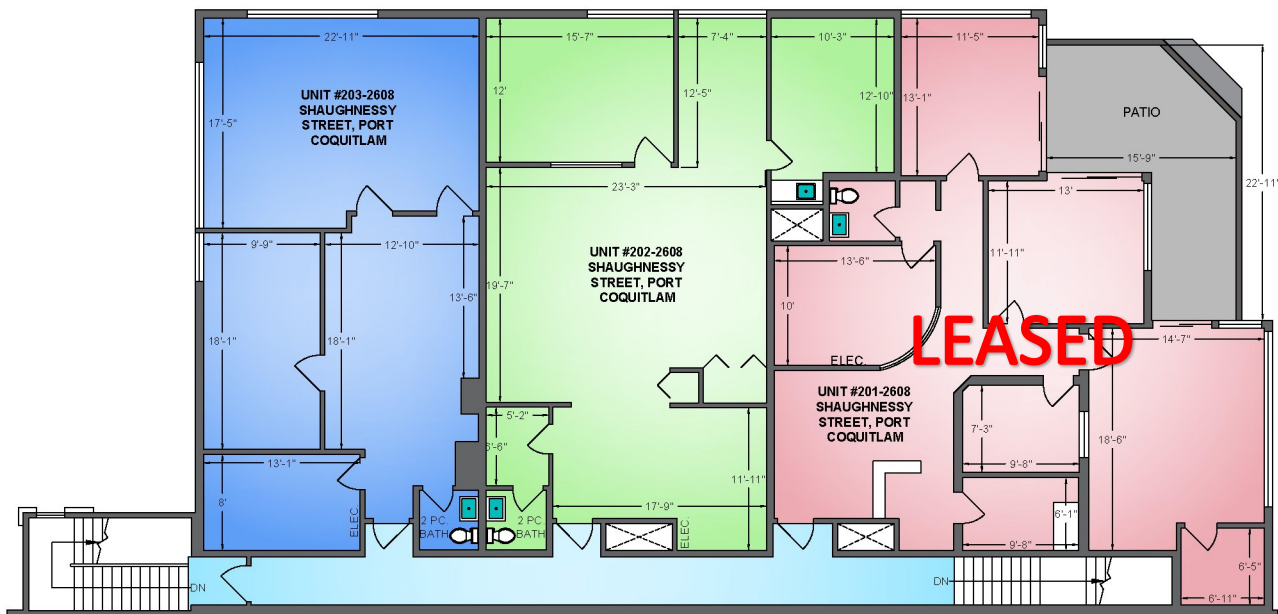
ZONING

CC Community Commercial Districts

To accommodate and regulate a wide range of general commercial and personal service uses in commercial centres

RENT

Base Rate \$16.00 psf per annum
Op Cost Rate \$14.20 psf per annum



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