



## 10-228 Schoolhouse Street Coquitlam

**LEASE RATE:**  
**\$26.00 PER SQFT BASE RENT**  
**\$12.00 PER SQFT OPERATING COST**  
**TOTAL RENT PER MONTH: \$7,584.00 + GST**



**For more information, please contact:**

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# Executive Summary

## LOCATION

2395 SF main floor retail or office located in the Zone Bowling Alley centre on Schoolhouse just north of Lougheed Hwy. CS-1 zoning allows many retail, restaurant and professional uses (Doctor, Dentist, Chiro, etc.). This is a Sub Lease until Jan 1, 2023 with 2 options to renew of 5 years each. Base Rent is \$26 plus approx. \$12 psf operating cost (approx. \$7584.00 PM + GST + Hydro + Mangement fee) and escalates to \$27 net on Feb 1, 2022. Premises back onto Bowling Alley with access to common washrooms.

## ZONING

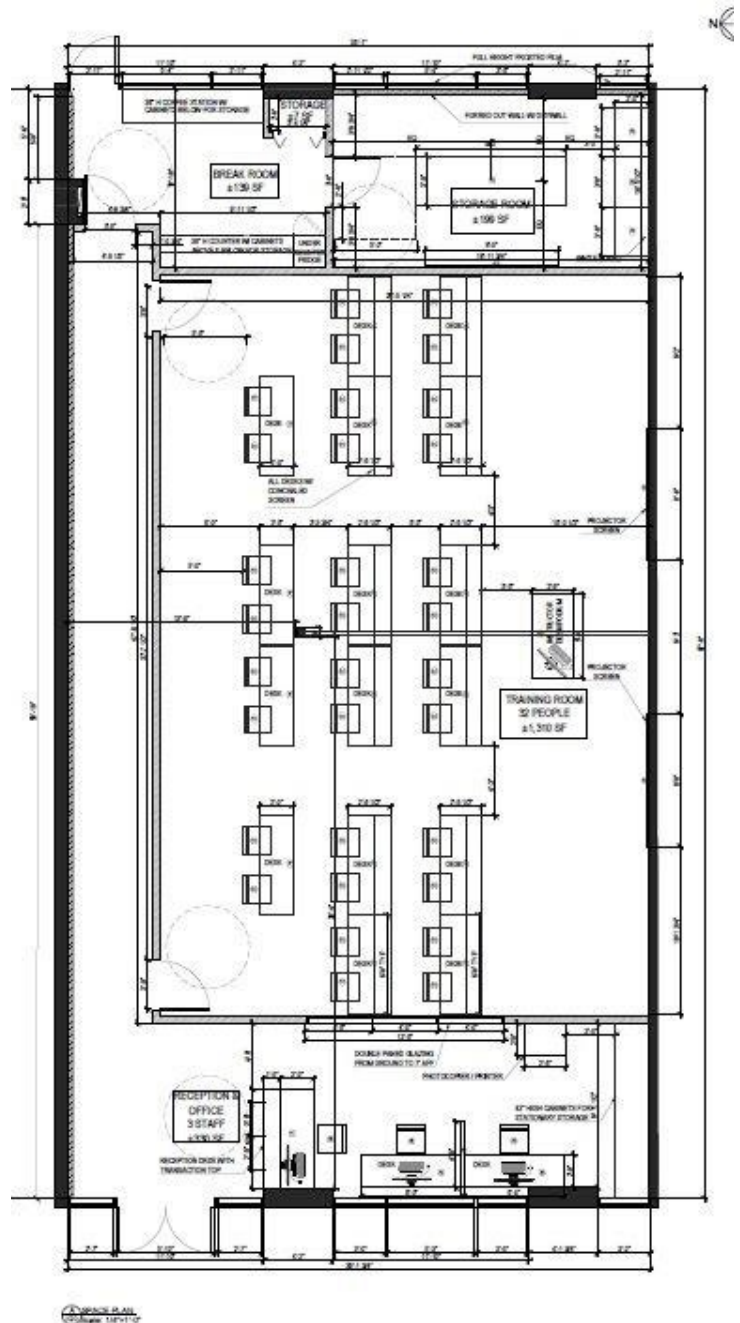
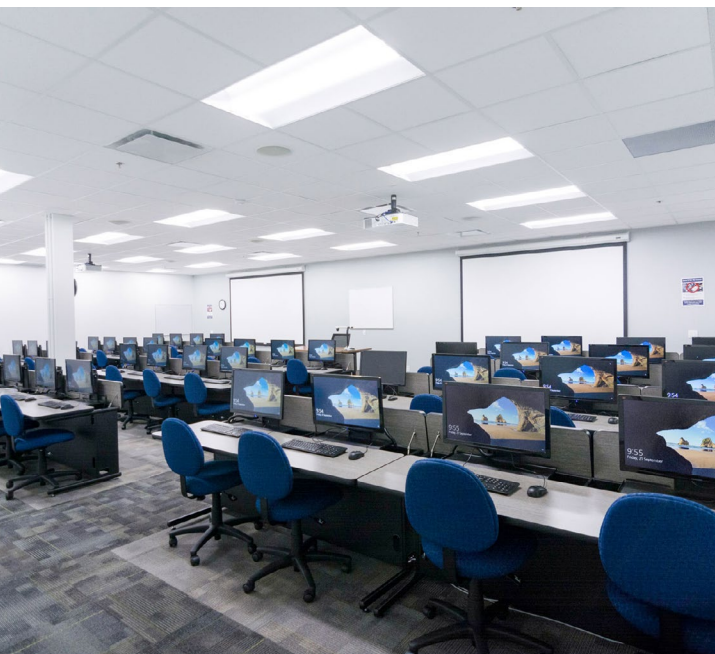
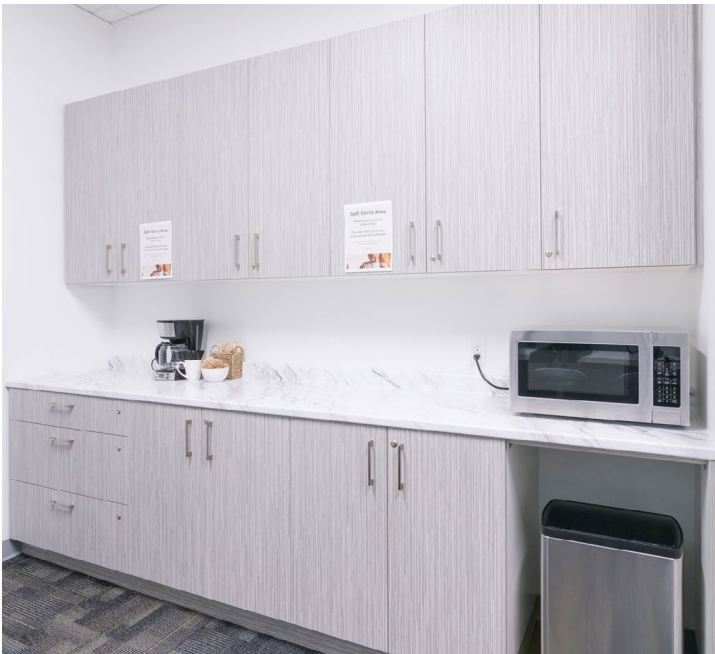
CS-1

## PRICING

\$26.00 per sqft Base Rent  
\$12.00 per sqft Operating Cost  
Total Rent Per Month:  
\$7,584.00 + GST + HYDRO + MANAGEMENT FEE

## AVAILABLE SPACE

2,395 sqft





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