



Retail /Office For Lease



IMPROVED OFFICE SPACE Austin Heights

101-1015 Austin Avenue, Coquitlam

3,740sq ft

For more information, please contact

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sources
terms, and

Executive Summary

LOCATION

Located in Austin Heights area of Coquitlam and 1/2 a block away from the new Beedie development which is home to the new Safeway (and soon to be 2 brand new residential towers). Austin Avenue is a main bus route which will take you directly to the Lougheed Skytrain Station.

OPPORTUNITY

The unit is 3,740 sq ft of improved first floor office space was being used as a clinic . There are multiple offices, storage areas, reception and waiting area, built in file storage, washroom and more. Customer parking available surface level and underground. Access can direct off the front of the building for from inside the main entrance.

Base Rate \$12.00 psf per annum

Op Cost Rate \$10.57 psf per annum

Total Rent \$7,034.32 + GST per month

ZONING

C2 Neighborhood Commercial—Ask Agent for further details



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