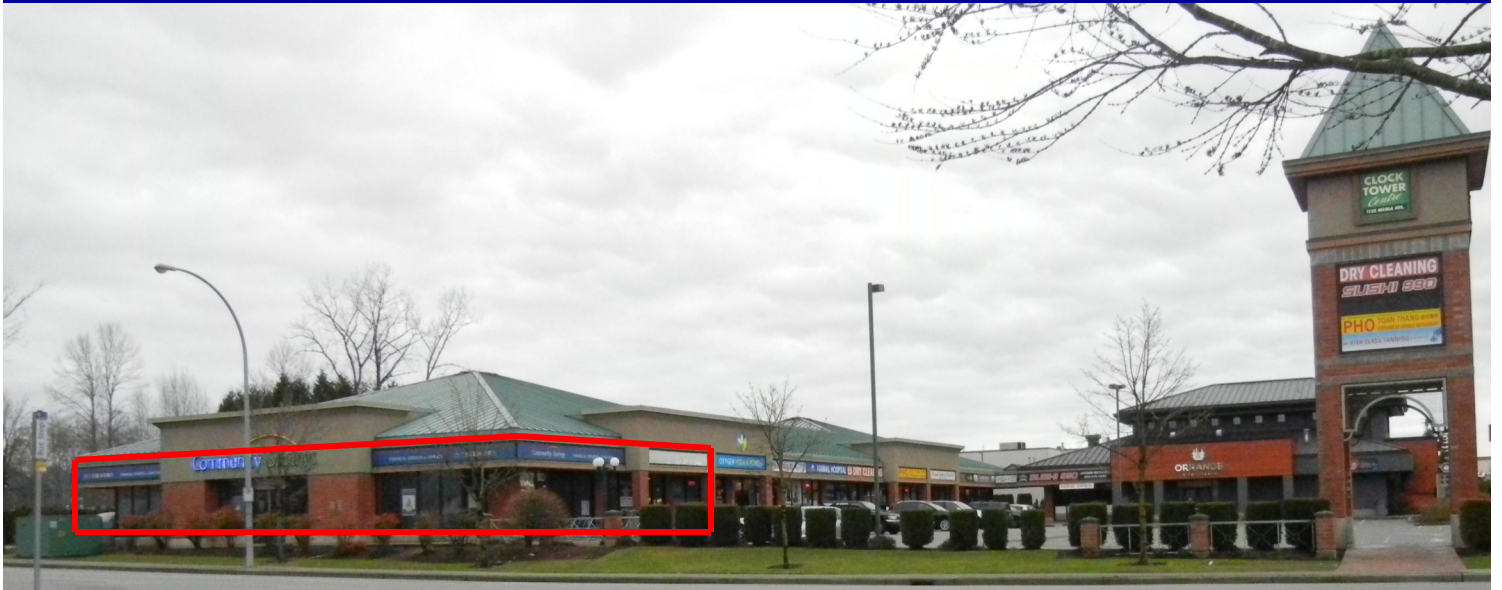


FOR LEASE

100 & 101-1125 Nicola Avenue, Port 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 its accuracy, and without offering advice, make this submission to prior lease or sale, change in price or terms and withdrawal without notice.

FOR LEASE

100 & 101-1125 Nicola Avenue, Port Coquitlam

LOCATION

Join ORRANGE Restaurant & Bar, Oxygen Yoga & Fitness and many other retails and service providers in this centrally located building which is directly across the street from Costco & Save on Foods at the intersection of Ottawa Street & Nicola Avenue. This building gives you ample exposure with fascia & pylon signage available.

OPPORTUNITY

Two side by side units available for a total possible space size of 2,969 sq ft. Units offer plumbing, office, open area, kitchenettes and great visibility from all angles.

Unit 100

1,691 sq ft
Base Rent \$30.00psf
Mgmt Fee: 5% Base Rent
Op Cost: \$13.38 psf
Monthly Rent: \$6,324.34 plus GST

Unit 101

1,278 sq ft
Base Rent: \$28.00psf
Mgmt Fee: 5% Base Rent
Op Cost: \$13.38 psf
Monthly Rent: \$4,556.07 plus GST

Zoning: C2 Community Commercial



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