



# FOR LEASE

**119 - 250 Schoolhouse Street,  
Coquitlam**



For more information, please contact  
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## Executive Summary

### DESCRIPTION:

1,667 sf main floor warehouse and showroom with 573 sf second floor office which consists of two private offices. One washroom on the main floor and one on the second floor. Rear Grade Loading, two parking stalls in front of the unit and one at the rear.

### LOCATION:

Situated in Coquitlam on Schoolhouse Street, approximately midway between Lougheed Highway and Brunette Avenue. This location offers direct access to Highway 1 eastbound at Lougheed Highway, facilitating a 25-minute drive to downtown Vancouver.



### AREA:

Main Floor	1,667 sf
Second Floor	<u>573 sf</u>
Total	2,240 sf

### RENT:

Base Rent	\$ 21.00 per sqft
Additional Rent:	<u>\$ 9.49 per sqft</u>
Monthly Rent:	\$ 5,691.47 per month (plus GST)

### FEATURES:

- Rear Loading
- 10' x 12' Grade Loading Door
- 20' high ceilings
- Three Parking Stalls
- Two Washrooms
- Forced air Natural Gas Heating
- 200A 120/208 V Power Supply

### ZONING:

M-2 Industrial Business  
please ask agent for information



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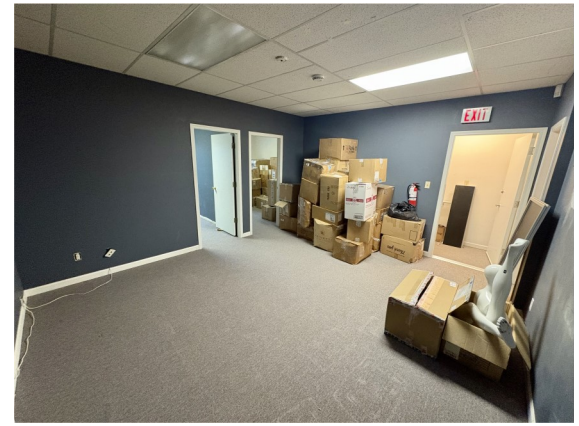
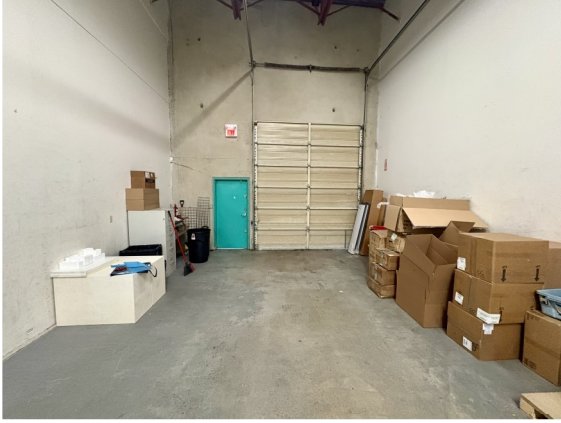
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