



Retail /Office For Lease



IMPROVED OFFICE SPACE Austin Heights

**128-1015 Austin Avenue, Coquitlam
(Entrance of Ridgeway Avenue)
797sq ft**

For more information, please contact

Bobbi Crandall 778.773.5157

REALTOR®

E cbobbi@telus.net

W tullisrealty.com



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 797 sq ft of improved first floor office space was being used as a clinic . This offers reception and waiting area, 3 offices , and storage room. Customer parking available surface level and underground

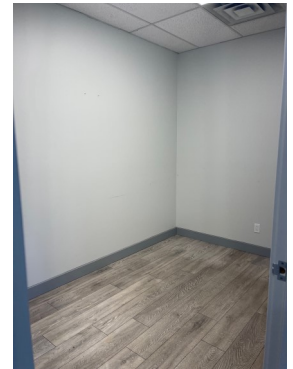
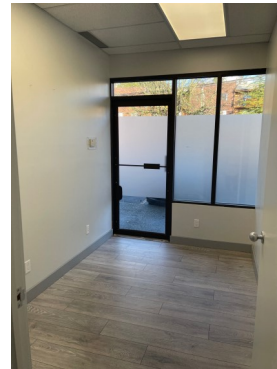
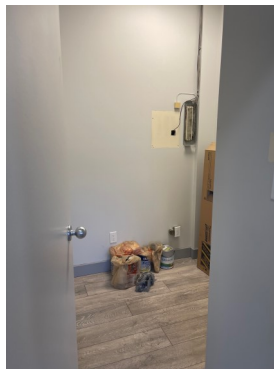
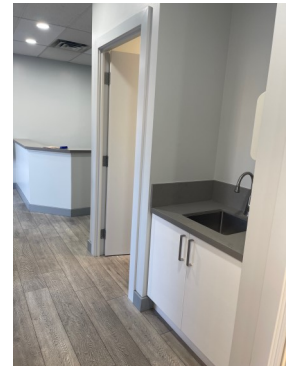
Base Rate \$20.00 psf per annum

Op Cost Rate \$10.57 psf per annum

Total Rent \$2,030.36 + GST per month

ZONING

C2 Neighborhood Commercial—Ask Agent for further details



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