



## OFFICE SPACE AVAILABLE

**204-1070 Ridgeway Avenue, Coquitlam**  
750 sqft

For more information, please contact:

**Bobbi Crandall** 778.773.5157

REALTOR®

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# Executive Summary

## LOCATION

Located in central Coquitlam in the Austin Heights corridor at the corner of Marmont Street between Austin Ave and Ridgeway Avenue. This building offers both retail and professional office space and is adjacent to the brand new Beedie development which is home to the new Safeway and soon to be 2 brand new residential towers. Austin Avenue is a central bus route which will take you directly to the Lougheed Skytrain Station. Building offers underground parking.

## OPPORTUNITY

The Premises is 750sq ft of open space with 1 semiprivate office at the back with wall to wall windows offering natural light . There is the opportunity to have water connected in the suite . This office faces Ridgeway Avenue and has common shared washrooms.

Base Rate           \$14.00 psf per annum  
Op Cost Rate       \$15.16 psf per annum  
Total Rent           \$1,822.50 + GST per month

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## ZONING

C2 GENERAL COMMERCIAL - Ask agent for further details

