



# Office For Lease



## IMPROVED SECOND FLOOR OFFICE SPACE Austin Heights

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**205-1015 Austin Avenue, Coquitlam**  
1,856sq ft

For more information, please contact

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**Bobbi Crandall 778.773.5157**

REALTOR®

E [cbobbi@telus.net](mailto:cbobbi@telus.net)

W [tullisrealty.com](http://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 1,856 sq ft of improved second floor office space was being used as a clinic . There are multiple offices, storage areas, reception and waiting area, washroom and more. Customer parking available surface level and underground.

Base Rate      \$16.75 psf per annum  
Op Cost Rate    \$14.34 psf per annum  
Total Rent      **\$4,808.59 + GST per month**

## ZONING

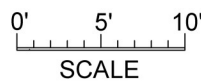
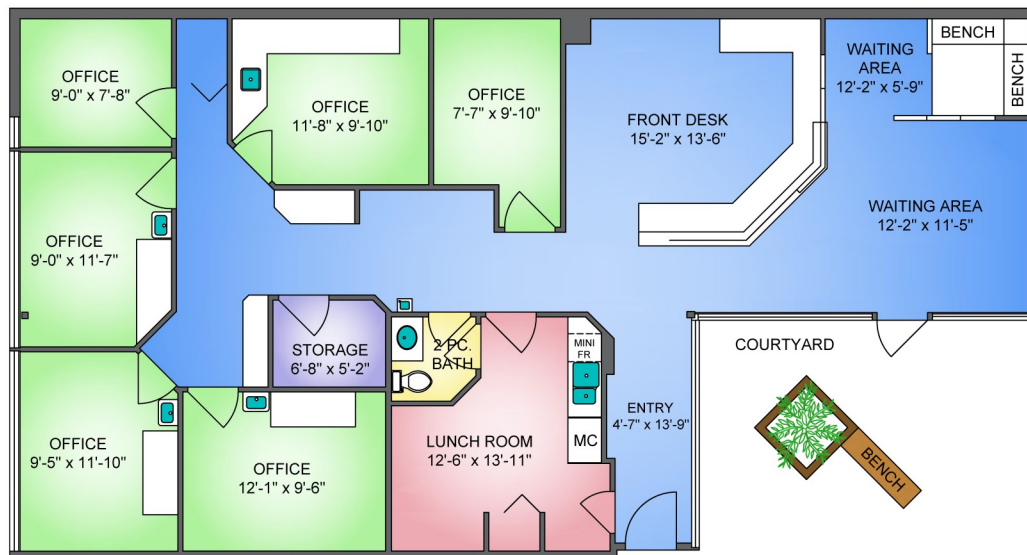
C2 Neighborhood Commercial—Ask Agent for further details

BOBBI CRANDALL

Real Estate Advisor



**205-1015 AUSTIN AVE, COQUITLAM**  
8'11" CEILING



205-1015 AUSTIN AVE, COQUITLAM  
JANUARY 18, 2022  
PREPARED BY PROPER MEASURE.  
FOR THE EXCLUSIVE USE OF BOBBI CRANDALL.  
PLAN MAY NOT BE 100% ACCURATE. IT IS INTENDED TO BE USED TO OBTAIN APPROXIMATE AREA AND APPROXIMATE SQUFT CALCULATED FROM THE FACE OF EXTERIOR WALLS AND THE CENTRELINE OF OPENING WALLS.

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