

# FOR LEASE

## 215– 1046 Austin Avenue, Coquitlam

### LOCATION

Join many other retailers and service providers in this centrally located building which is directly across the street Safeway and on transit route to skytrain station.

### OPPORTUNITY

1,315 sqft unit previously set up a Notary Public with 2 private offices, large office/boardroom/bullpen, reception area and large storage room. 2 Entrances with security gates (can be removed)

### Unit 215

1,315 sq ft  
Base Rent: \$10.00psf  
Op Cost: \$9.57 psf  
Electrical \$90.00 per month  
**\$2,234.55 per month plus GST**

### Surrounding Businesses

- TD Canada Trust
- CIBC
- Safeway
- Me N Eds Pizza
- McDonalds

Zoning: C2 General Commerical



FOR INFORMATION AND VIEWING CALL:

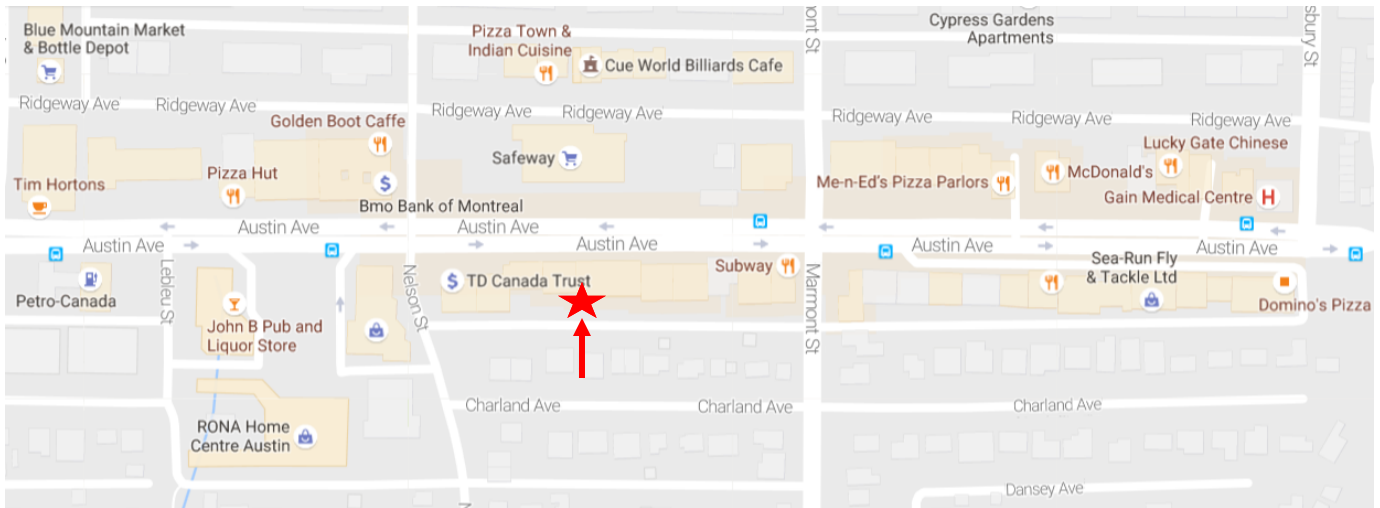
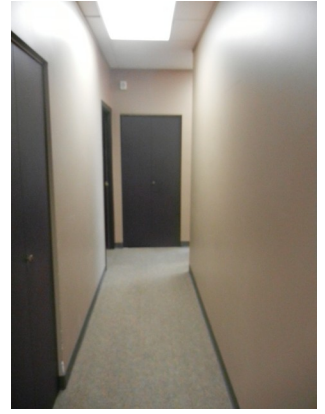
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