



# FOR LEASE

## Downtown Port Coquitlam



## Centrally Located Office Space for Lease

**2264 Elgin Ave, Port Coquitlam**  
**Unit 102, 211 & 217**  
**787— 1,819 sq ft**

For more information, please contact

**Bobbi Crandall** Personal Real Estate Corporation

778.773.5157

REALTOR®

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W [tullisrealty.com](http://tullisrealty.com)



# Executive Summary

## LOCATION

Port Coquitlam is located in the Tri-Cities, comprised of Port Moody, Coquitlam and Port Coquitlam. The subject property is located in the heart of downtown Port Coquitlam (PoCo) business district. Downtown PoCo is seeing significant densification while still retaining its small-town charm and is a destination for local residents due to the well-established shops and services in the immediate area. The City of PoCo continues to invest in its Downtown with the construction of the new Port Coquitlam Community Centre which has now been completed with a new aquatic centre, multiple ice rinks, the Terry Fox Library and more to serve the growing community.

## OPPORTUNITY

Offices located on the first and second floor (no elevator access) Common area shared washrooms.

## AVAILABILITY

**Unit 102 1,819 sqft \$34.00 psf Gross Rent**

Improved office with 1 washrooms, Sink area, multiple offices, reception and more. See floor plan below.

**Unit 211 1,000 sqft \$28.00 psf Base Rent**

Open floor plan with 1 private office. Can be combined with unit 217

**Unit 217 787 sqft \$28.00 psf Base Rent**

Improved space with reception, open floor area, 2 private offices, storage room, and kitchenette area. Can be combined with unit 211.

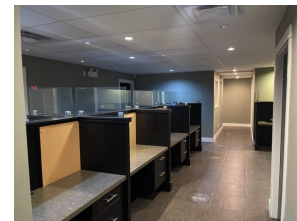
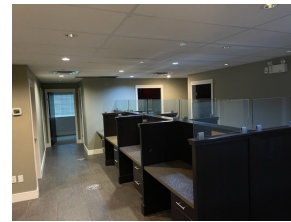
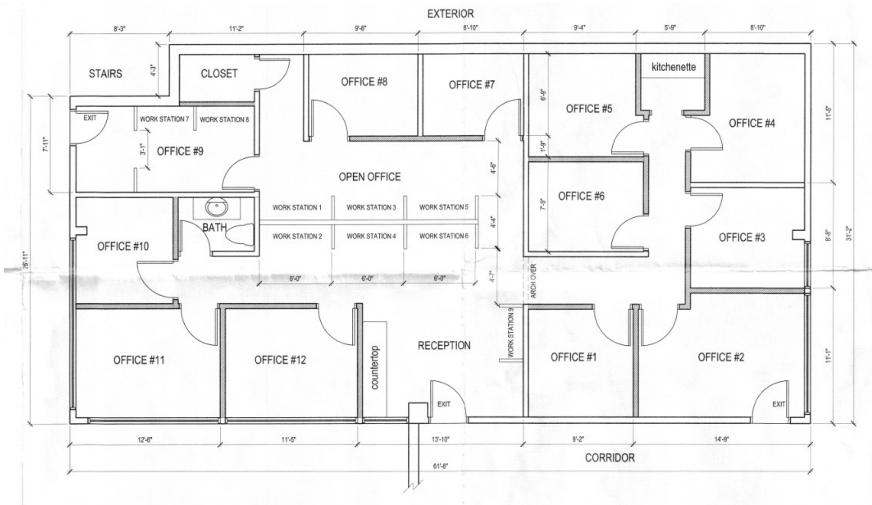
## ZONING

CC Community Commercial Districts

To accommodate and regulate a wide range of general commercial and personal service uses in commercial centres

**Available Now**

### Unit 102



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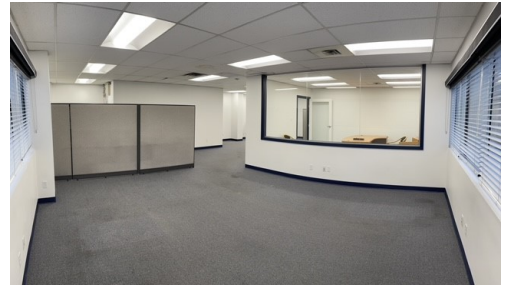
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# Photos

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## Unit 211



## Unit 217



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