



# FOR LEASE



## HIGH EXPOSURE RETAIL OPPORTUNITY

**Unit 304—1194 Lansdowne Drive, Coquitlam**

**822sq ft**

For more information, please contact

**Bobbi Crandall 778.773.5157**

REALTOR®

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# Executive Summary

## LOCATION

The Property is located below the upper-scale sub-area of Westwood Plateau at the corner of Guildford Way and Lansdowne Drive and is a short walk from three schools: Gleneagle Secondary School, Scott Creek Middle School and Eagle Ridge Elementary School. Eagle Ridge Plaza features all the local amenities and because it borders Port Moody, the Property's tenants benefit from the perks of having both cities as part of their clientele. Because of the nearby schools, buses run regularly to service the family-oriented demographic location. This building has just had some major exterior improvements, don't miss your opportunity!

## OPPORTUNITY

The unit is 882 sqft of open floor plan space with 1 washroom. Bring your ideas!.

## RENT

Base Rate \$35.00 psf per annum

Op Cost Rate \$14.77 psf per annum

5% Management fee on Base Rent

**Total Rent \$3,786.72 + GST per month**

## ZONING

C2 General Commercial

This zone provides for a wide range of general commercial uses including offices, entertainment and tourist accommodation facilities. Ask Agent for further details.



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