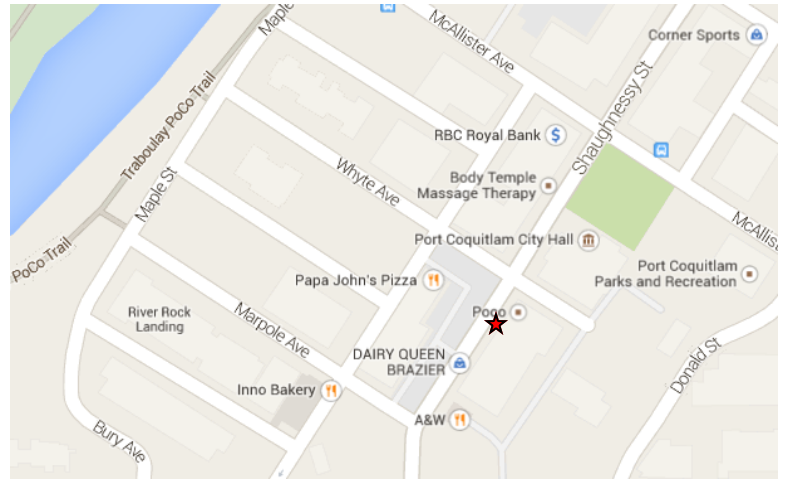


# FOR LEASE

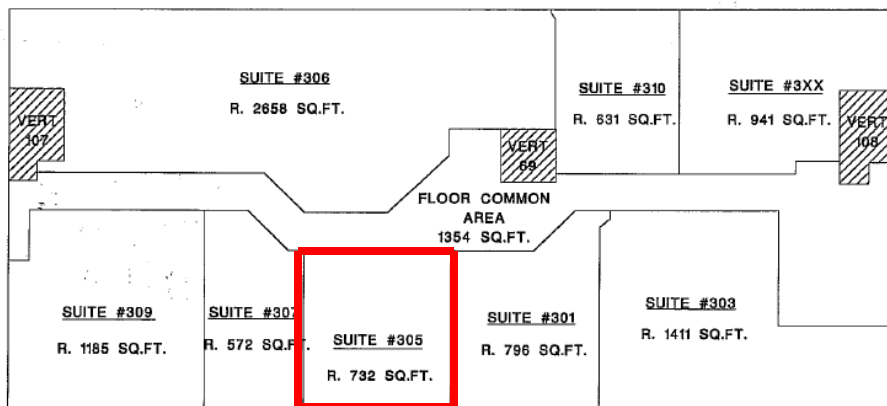
## 305-2540 Shaughnessy Street, Port Coquitlam



732 Sq ft office space available on the busy strip of Shaughnessy Street. Open concept with one private room. Parking in front and rear of building. Centrally located building in the downtown Port Coquitlam with ample walking traffic & dozens of local business nearby, including City Hall.

<b>Base Rent</b> \$9.50psf	<b>\$ 579.50</b>
<b>Op Cost</b> \$9.00	<b>\$ 549.00</b>
<b>Monthly Rent</b>	<b>\$1,128.50 plus GST</b>

**Zoning: CC Community Commercial**  
*Contact Listing Agent for more info on allowed uses*



**FOR INFORMATION AND VIEWING CALL:**  
**Bobbi Crandall | Macdonald Realty Ltd. | 604-931-5551**  
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E&O: Although this information has been received from sources deemed to be reliable, we assume no responsibility for it's accuracy, and without offering advice, make this submission to prior lease or sale, change in price or terms and withdrawal without notice.