



## HIGH EXPOSURE RETAIL OPPORTUNITY

**1194 Lansdowne Drive, Coquitlam**  
Unit 403     1,515 sqft

For more information, please contact:

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# Executive Summary

## LOCATION

The Property is located below the upper-scale subarea of Westwood Plateau on 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 - close proximity to parks and schools. Additionally, because it borders Port Moody, the Property's tenants benefits 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.

## OPPORTUNITY

Unit 403 1,515 sqft

Fully improved retail space built out with reception, 7 private rooms, Washroom, kitchen and extra plumbing. Expand on existing plan or reconfigure to your own use.

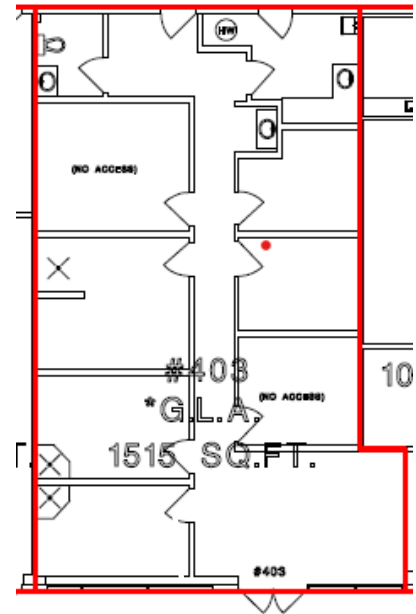
## RENT

Base Rate \$32.00 per sqft

Op Cost Rate \$13.61 psf

5% MGMT fee on Gross Rent

**\$6,046.18 per month plus GST**



## 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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