



## HIGH EXPOSURE OFFICE SPACE UNITS

**3242 Westwood Street, Port Coquitlam**

Units 202, 204, & 205      1520 sqft-6727 sqft

For more information, please contact:

**Bobbi Crandall** 778.773.5157

REALTOR®

E cobb@telus.net

W tullisrealty.com

# Executive Summary

## LOCATION

Situated near Lougheed Hwy & Westwood Street in Port Coquitlam, this building is just minutes away from Coquitlam Centre and the newer Evergreen Skytrain Line. This high traffic location offers ample visibility with a constant stream of daily commuters and is also surrounded by single family housing and multi-family developments. This area is a central hub for both service and retail business in North Port Coquitlam.

## OPPORTUNITY

3 adjacent improved offices spaces with the opportunity to lease 1520 sq ft up to 6,727 sqft.

## AVAILABILITY

**Unit 205 - 3,550 sqft**

Open plan 270 degrees of windows and natural light improved with 2 offices and private stairwell. Previous use was a dance studio.

**Unit 204 - 1,520 sqft**

Great reception entrance with high ceilings adjacent to open works space and 2 large training/board rooms

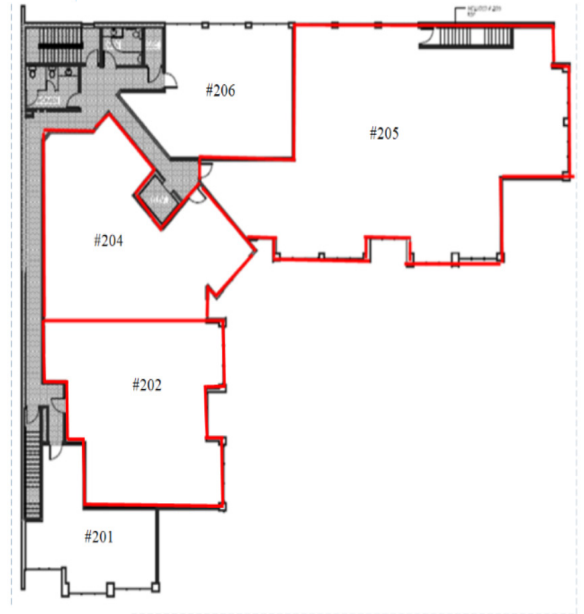
**Unit 202 - 1,657 sqft**

Improved space with 2 training/board rooms, private office, small open area, kitchenette and 2 washrooms.

## RENT

Base Rate      Contact Listing Agent

Op Cost Rate      \$12.34 psf per annum



## ZONING

CC Community Commercial

To accommodate and regulate a wide range of general commercial and personal service uses in commercial centres having a pedestrian orientation and accommodates residential uses above ground floor commercial uses.

