



FOR LEASE

Strata Lot 3, 2992 Glen Drive, Coquitlam



HIGH EXPOSURE RETAIL OPPORTUNITY

For more information, please contact

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RETAIL FOR LEASE

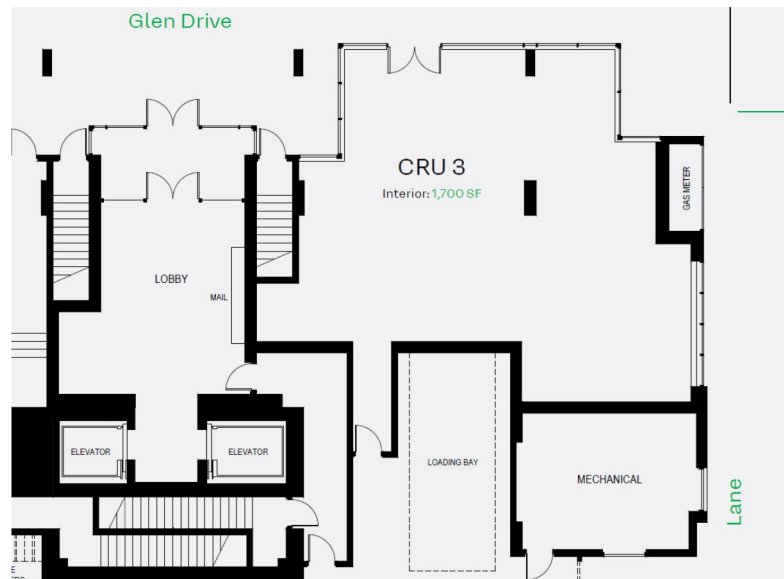
Executive Summary

DESCRIPTION

Opportunity to lease 1,700 SF of brand new Retail space on Glen Drive in the heart of Coquitlam's downtown close to Coquitlam Centre Mall. This desirable prime retail location is located in a high density area, a high traffic area with local amenities, a high walk score, and thousands of cars passing daily. This unit provides excellent exposure, corner unit in new Cressey built Diagram development, 15 story office tower. This is the only available retail offering in the new development and includes 2 exclusive parking stalls. Perfect location for Medical, Dental, Pharmacy or Salon. Inquire for a full list of permitted uses. Construction to be completed late fall 2024.

DETAILS

AREA:	1,700 sf
RENT:	New Base Rent \$9,916.67
Base Rent	\$12,000.00 per month
Est. Additional Rent	\$ 2,125.00 per month
Monthly Rent	\$14,125 per month (plus GST) \$12,041.67
AVAILABILITY:	Late fall, 2024
ZONING:	C-7 Commercial



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