



FOR LEASE

Second Floor Office Spaces



Centrally Located - 2 Blocks to Lougheed Hwy

3242 Westwood Street, Port Coquitlam
Unit 202, 204 & 205
1,520— 6,727 sq ft

For more information, please contact

Bobbi Crandall Personal Real Estate Corporation

778.773.5157

REALTOR®

E cbobbi@telus.net

W tullisrealty.com



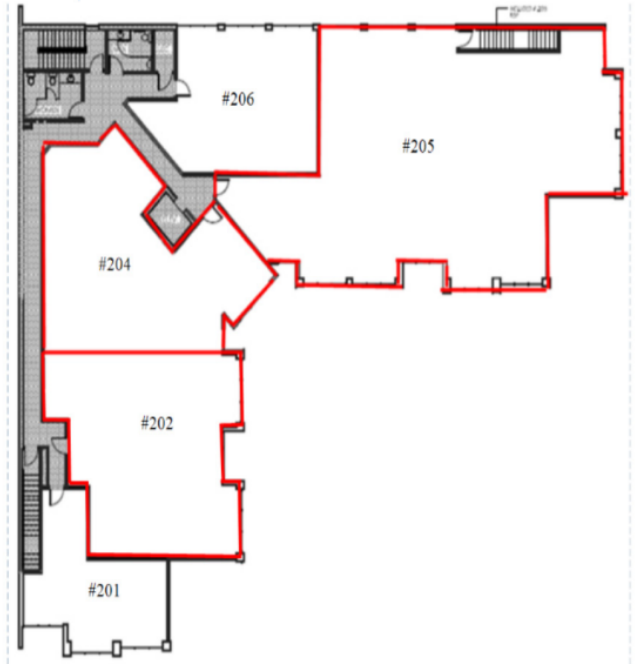
Executive Summary

LOCATION

Situated near Lougheed Hwy & Westwood Street in Port Coquitlam, this building is just minutes away from Coquitlam Centre and the 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 Coquitlam.

OPPORTUNITY

Offices located on the second floor with elevator access. Common area shared washrooms. Ability to expand some units.



AVAILABILITY

Unit 202 1,657 sqft \$25.00 psf Base Rent

Improved office with 2 washrooms. Sink area, 2 large office/boardrooms, 1 office with ability to add additional work area

Unit 204 1,520 sqft \$25.00 psf Base Rent

Open floor plan with kitchenette

Unit 205 3,550 sqft \$23.00 psf Base Rent

Improved space with open floor plan, 2 private offices, polished concrete floors, private entrance, and 180 degrees of windows for natural lighting

ADDITIONAL RENT \$15.18 psf per annum

ZONING

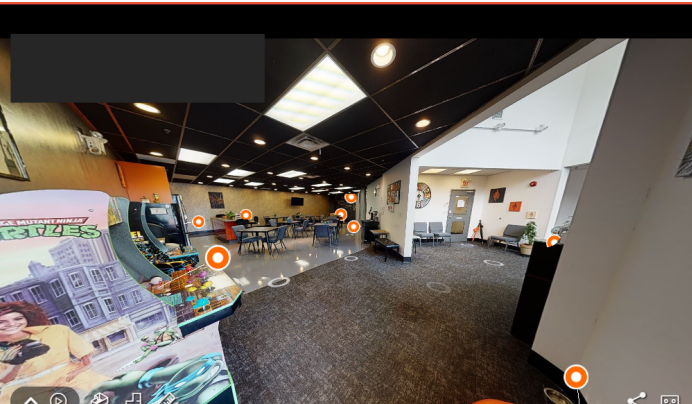
CC Community Commercial Districts

To accommodate and regulate a wide range of general commercial and personal service uses in commercial centres

Availability Spring 2024

Please do not approach existing tenants.

Unit 204



Unit 205



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