

Shawn Shakibaei Personal, Professional Service Proudly Present John Panrucker

205 - 3242 Westwood Street, Port Coquitlam



Space available for lease 3550 sq. ft.
 Quiet, Serene and Comfortable Living

Active
 C8076710
 Additional Property Types:
Office, Retail

205 3242 WESTWOOD STREET
 Central Pt Coquitlam
 Port Coquitlam
 V3C 3L8
 Listing Map:

For Lease Office
 For Sale Price: \$0
 Leased/Sold Date:
 Leased/Sold Price: /



Zoning: CC / Gross Prop Tax Yr: Sale Type: Lease
 P.I.D.#: 800-184-625 Building/Complex Name:
 This 3,550 sqft improved office space with open plan, polished concrete floors, and 180 degrees of windows for natural lighting. Great for educational institutions. Chiro/RMT/Physio, dance studio lawyer, accountant or bring your ideas. Has second private entrance just for this unit. Located minutes from Coquitlam Centre and skytrain location. High traffic area with great viability with constant stream of commuters. Central hub for service and retail business. electric charging stations. full build out available for long term lease.

MEASUREMENTS:		LEASE DETAILS:		NET / GROSS RENT DETAILS:	
Subj. Space Sq.Ft:	Space Avail for Lse: 3,550	Lease Type: Net	Basic Rent per Annum/SF: \$20.00	Est. Additional Rent / SF: \$15.50	Basic Rent per Month: \$5,916.67
Subj. Space Width	Whse/Indust.Sq.Ft:	Lease Expiry Date:	Est. Add. Rent per	Basic Rent per Annum:	\$71,000.00
Subj. Space Depth:	Office Area Sq. Ft:	Lse Term/Months:	Strata Fees/Month:		
Land Size Sq. Ft. 0.00	Retail Area Sq. Ft:	Is a Sub-lease?: No			
Land Size Acres: 0.00	Mezzanine Sq. Ft:	Seller's Int.: Registered Owner	Gross Rent per Annum/SF:		
Acres Freehold:	Other Area Sq. Ft:	Int. In Land: Freehold	Gross Rent per Month:		
Acres Leasehold:	Main Resid. Sq.Ft:	First Nat.Res:	Gross Rent per Annum:		
Subj Prop Width ft.:	Min. Divisible 3,550	Occupancy: Vacant			
Subj Prop Depth	Max. Contig. Space:				
BASIC BUILDING & PROPERTY DETAILS:		MULTI-FAMILY DETAILS:		BUSINESS & AGRI-BUS. DETAILS:	
# of Buildings:	# of Docks	# of Bachelor Apts:	Major Business Type:		
# of Storeys: 2	# of Grade Doors:	# of Studio Apts:	Minor Business Type:		
# of Elevators: 1	# of Loading Doors:	# of 1 Bdrm Apts:	Business Name (d.b.a.):		
# Parking Spaces: OPEN	Clear Ceiling Ht (ft):	# of 2 Bdrm Apts:	Bus. Oper. Since (yr):		
Year Built: 2000	Class of Space:	# of 3 Bdrm Apts:	Confidentiality Reqd:		
Building Type: Low Rise (2-4 storeys), Mul Tenant/MultiPlex (5+), Strip Mall		# of 4+ Bdrm Apts:	Major Use Description:		
Construction Type: Concrete, Wood Frame, Mixed		# of Penthouse Apts:			
Potential to Redevelop?:	Comments:	Total # of Apts:			
Environ. Assess.Done? Not Applicable	Comments:	# of Other Units:			
		Total # of Units:			
		APOD Cap Rate:			

LISTING FIRM(S):
 Sutton Group - 1st West Realty
 2.

PRESENTED BY:
 Shawn Shakibaei PREC* - CONTC: 604-724-9630
 Sutton Group - 1st West Realty
 shawnshakibaei@gmail.com
 http://www.realestatecoquitlam.ca
 Virtual Tour:



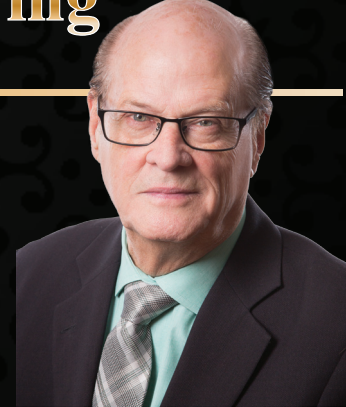
05/08/2026 08:41 AM
 The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® (the Boards) and is from sources believed reliable but should not be relied upon
 Client View

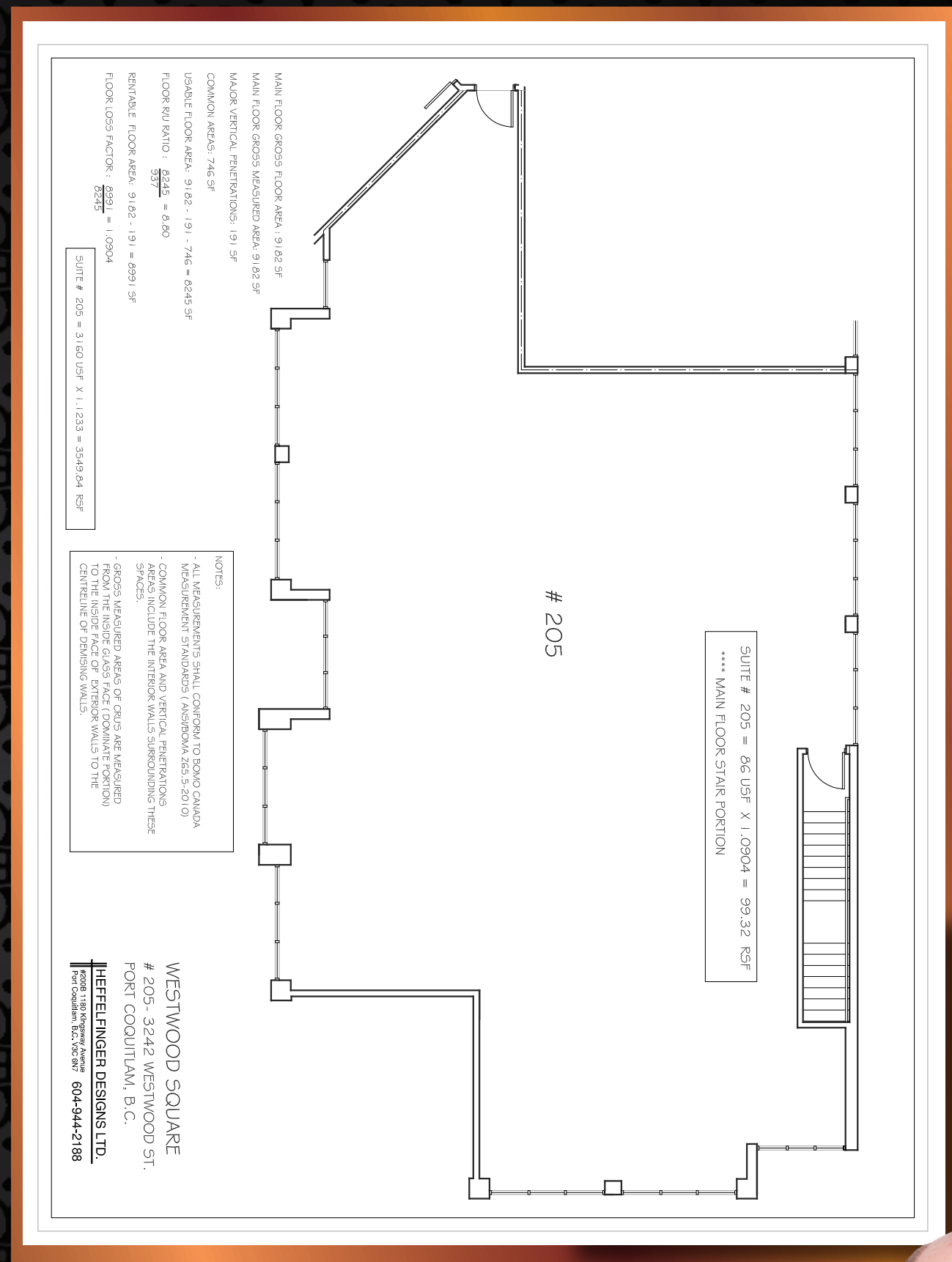
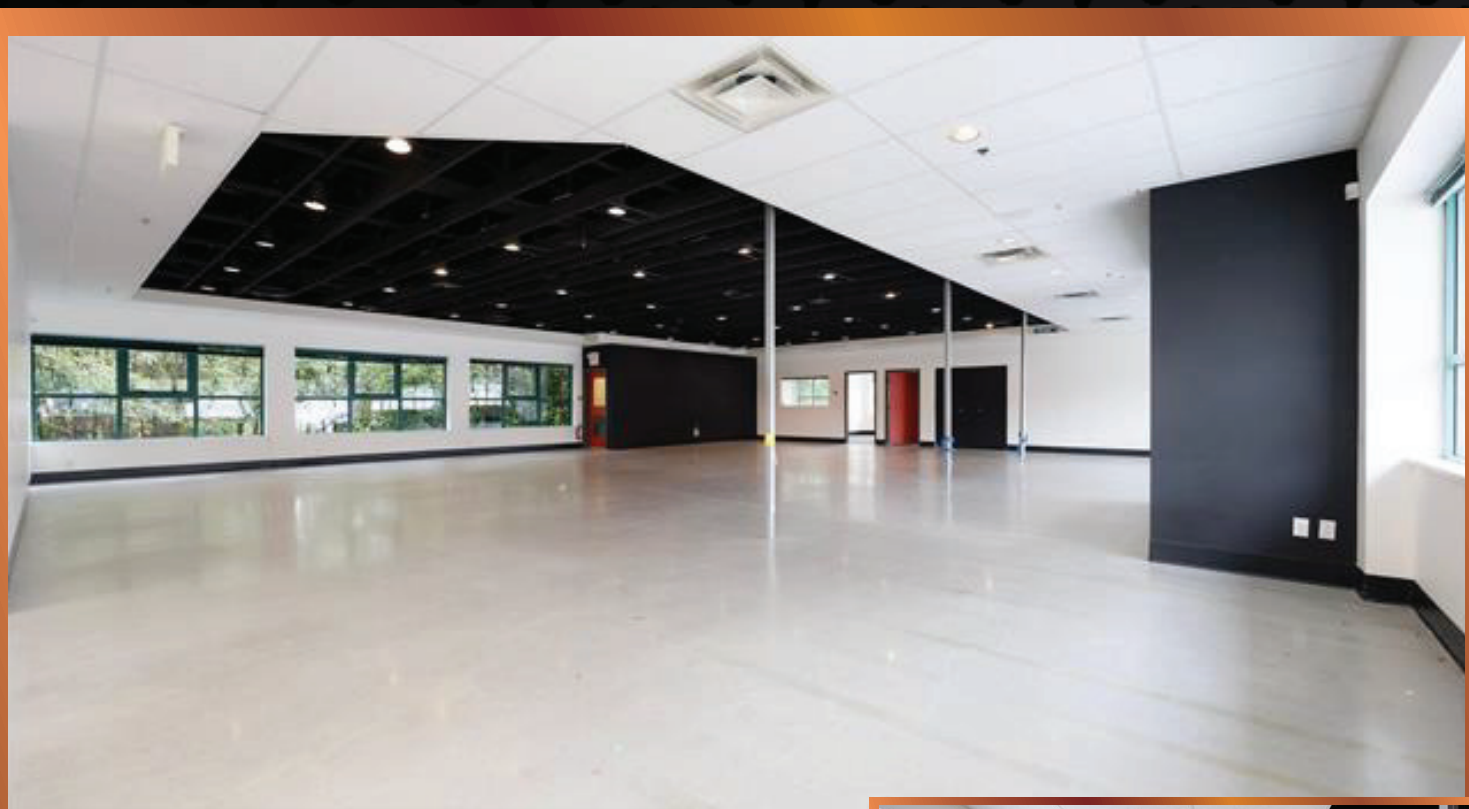


Shawn Shakibaei
 PREC*
 604-724-9630
 ShawnShakibaei@gmail.com
 www.home-pros.ca



John Panrucker
 604-230-7390
 JP.panrucker@gmail.com
 www.home-pros.ca





Shawn Shakibaei 
 604-724-9630
 ShawnShakibaei@gmail.com
 www.home-pros.ca



Sutton Group
 1st West realty



2015
 Team Home Pros



Sutton
 An independent member broker

Sutton Group
 1st West realty



2015
 Team Home Pros



John Panrucker
 604-230-7390
 JP.panrucker@gmail.com
 www.home-pros.ca

