

2232 MCALLISTER AVENUE, PORT COQUITLAM
BUILT OUT OFFICES, KITCHENETTE, & WASHROOM

**FOR
LEASE**



WILLIAM | WRIGHT

Commercial Real Estate Services

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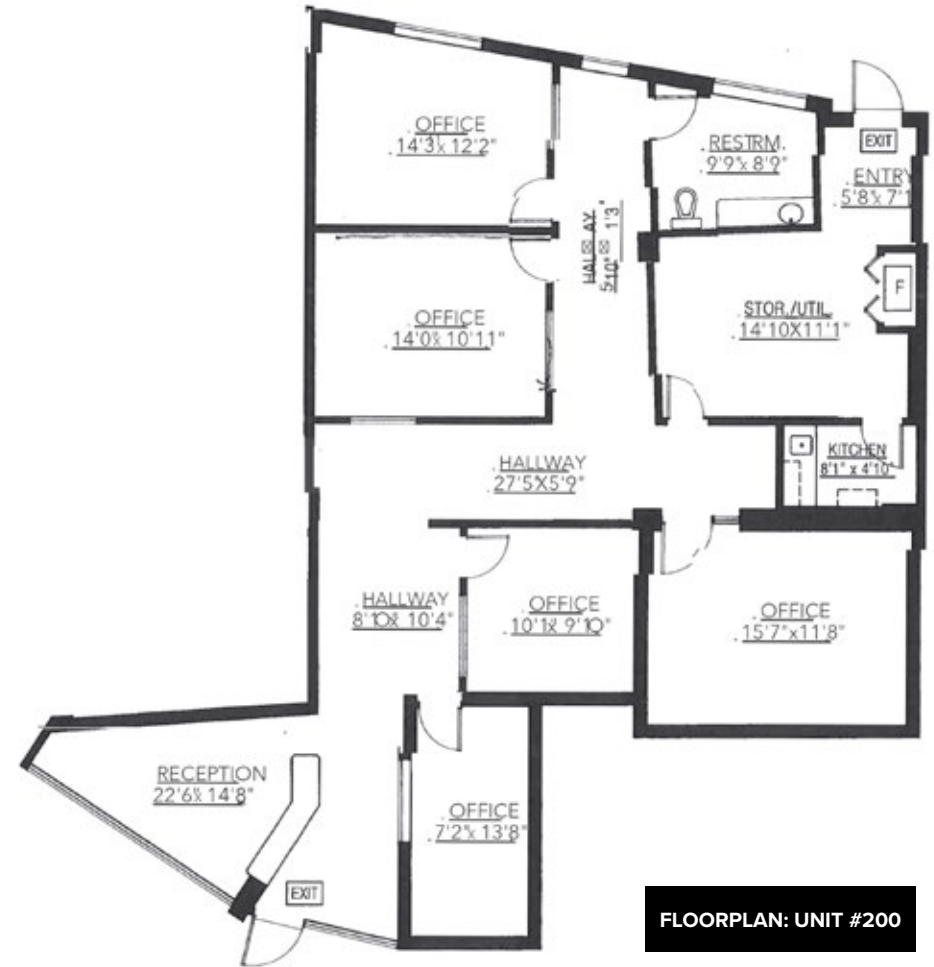
604.546.5555



UNIT #200



UNIT #200



FLOORPLAN: UNIT #200

MCALLISTER PLAZA

Retail/Office unit with private offices, bathroom and kitchenette with new flooring and paint throughout. Quiet location within the plaza but very easy for customers to access you. Lots of parking and walking distance to court house. Move in ready.

Floorplan sizes are approximate and based on architectural measurements.

UNIT #200



UNIT #200

SIZE
+/- 1,759 SQFT

ZONING
CC

BASIC RENT
\$18/FT

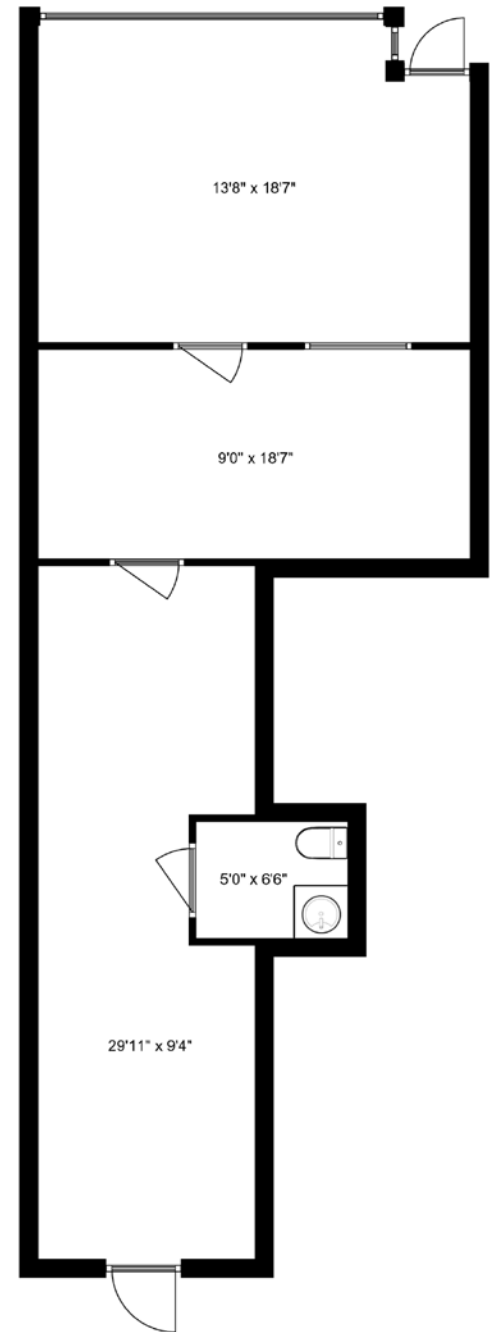
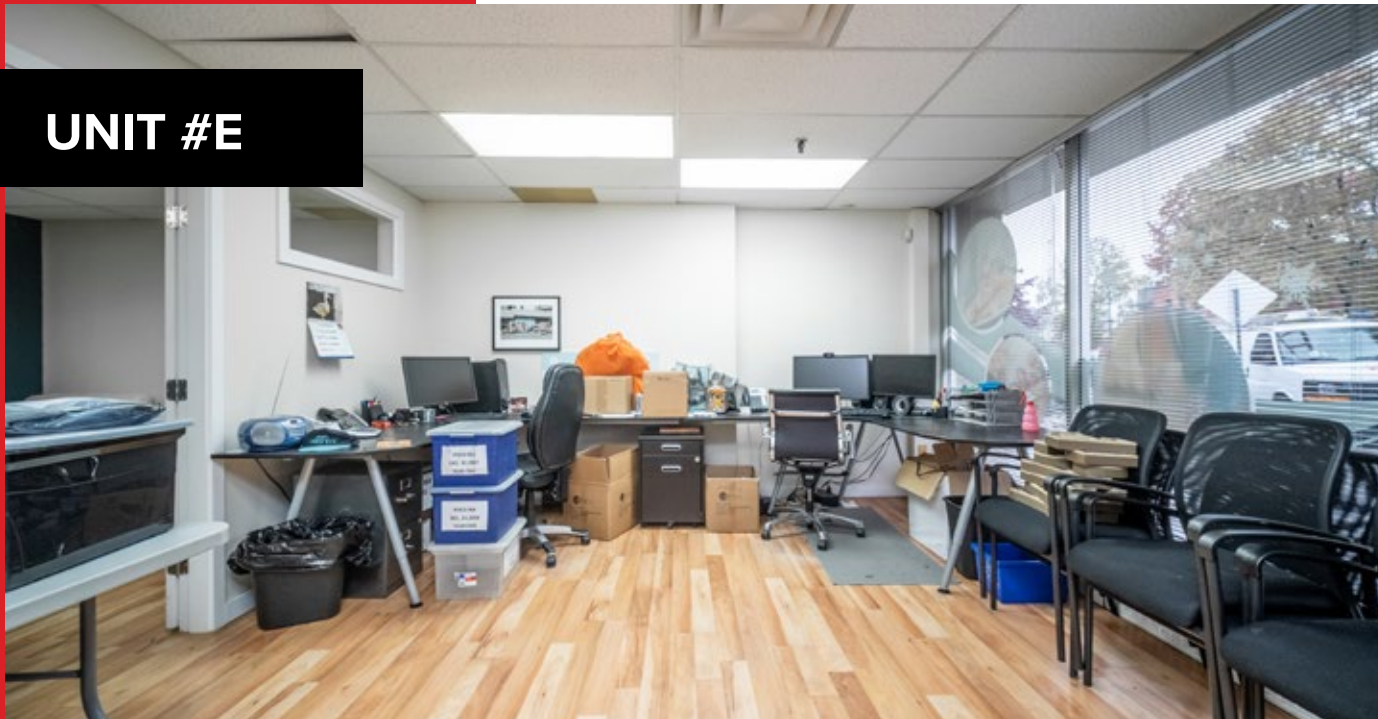
ADDITIONAL RENT
\$13.28/FT

18% BASE RENT
REDUCTION

28% BELOW MARKET
LEASE RATES



UNIT #E



Floorplan sizes are approximate and based on architectural measurements.

UNIT #E



UNIT #E

SIZE

+/- 795 SQFT

ZONING

CC

BASIC RENT

\$25/FT

ADDITIONAL RENT

\$13.28/FT





LOCATION

Port Coquitlam is located 27 km (17 mi) east of Vancouver and it is on the north bank of the confluence of the Fraser River and the Pitt River. Coquitlam borders it on the north, the Coquitlam River borders it on the west, and the city of Pitt Meadows lies across the Pitt River. Port Coquitlam is almost entirely bisected by Lougheed Highway. It is Canada's 88th-largest city by population. Port Coquitlam is not to be confused with the adjacent and larger Coquitlam.

TRANSIT

TransLink provides a number of bus routes throughout the city. The most used bus routes in this section of the Greater Vancouver Regional District are the 159, which connects southern Port Coquitlam to SkyTrain at Braid Station. Other bus routes in the city include the 160, which links Port Coquitlam with Vancouver via Coquitlam Central Station and Moody Centre Station, and the 173/174, which runs a loop through the northern half of the city, linking it with regional buses at Coquitlam Central and Port Coquitlam Station. Two major stops in the city include Port Coquitlam Centre and Port Coquitlam Station. The remainder of Port Coquitlam is served by a network of Community Shuttles.



FOR MORE INFORMATION CONTACT

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