



FOR LEASE

1100 Lansdowne Drive,
Coquitlam



For more information, please contact

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Personal Real Estate Corporation

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Executive Summary

LOCATION

Located in a strategically positioned area between Port Moody and Coquitlam Centre, 1100 Lansdowne Drive offers a prime opportunity for businesses seeking visibility, accessibility, and a professional environment. This location is easily accessible via major roadways, including Lougheed Highway and the Trans-Canada Highway, ensuring high traffic flow of approximately 28,000-35,000 vehicles per day with excellent connectivity for both clients and employees. The Property also includes Secure Yard space at the rear with additional parking and large loading area.

- **Prime Location:** Strategically positioned between Port Moody and Coquitlam Centre.
- **High Traffic Exposure:** Approx. 28,000-35,000 vehicles per day along nearby major roadways.
- **Accessibility:** Quick access to Lougheed Highway and Trans-Canada Highway for easy commutes.
- **Excellent Connectivity:** Convenient for both clients and employees with strong transportation links.
- **Secure Yard Space:** Additional outdoor storage or operational space at the rear of the property.
- **Ample Parking:** Sufficient parking for tenants, employees, and customers.
- **Zoning:** Suitable for a variety of commercial uses, incl. retail, office, and light industrial (CS-1 zoning).
- **Professional Environment:** Ideal for businesses seeking visibility and growth in a vibrant area.

PROPERTY DETAILS

AREA	Retail/Warehouse space	9,000 sf
	Second Floor (Rent Free)	<u>1,691 sf</u>
	Total Area	10,691 sf (plus 1,750 sf of fenced yard space)

DEMISING OPTION Option to demise the premises into three (3) separate units of approximately 3,000 sf each, plus rent free second floor. Base rent is subject to change upon exploring the Demising Option.*

RENT	Base Rent:	\$23.00 per sf*
	Additional Rent:	<u>\$10.94 per sf</u>
	Total Gross Monthly Rent:	\$25,455.00 (plus GST)

FEATURES

- 1,750 sf+/- Secured yard space at the rear
- 3 Rear Grade Loading Doors
- Three 200 Amp Panels
- Zoning: CS-1
- 18 foot high ceilings

ZONING CS-1 Zoning permits a wide verity of uses including, Retail, Showrooms, Warehousing/Light Industrial, Personal Services, Automotive, Fitness, Restaurant/Cafe & Office.

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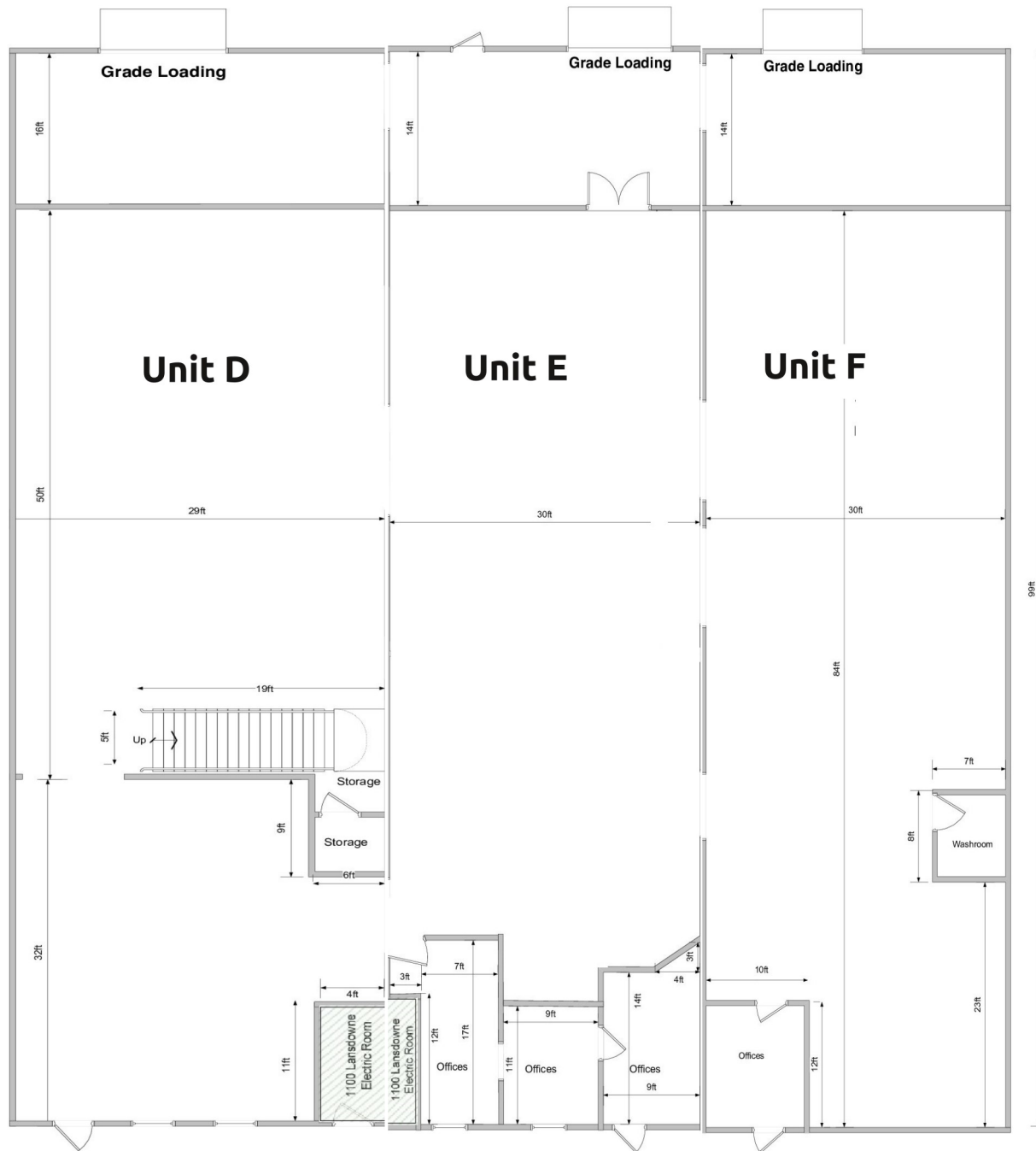
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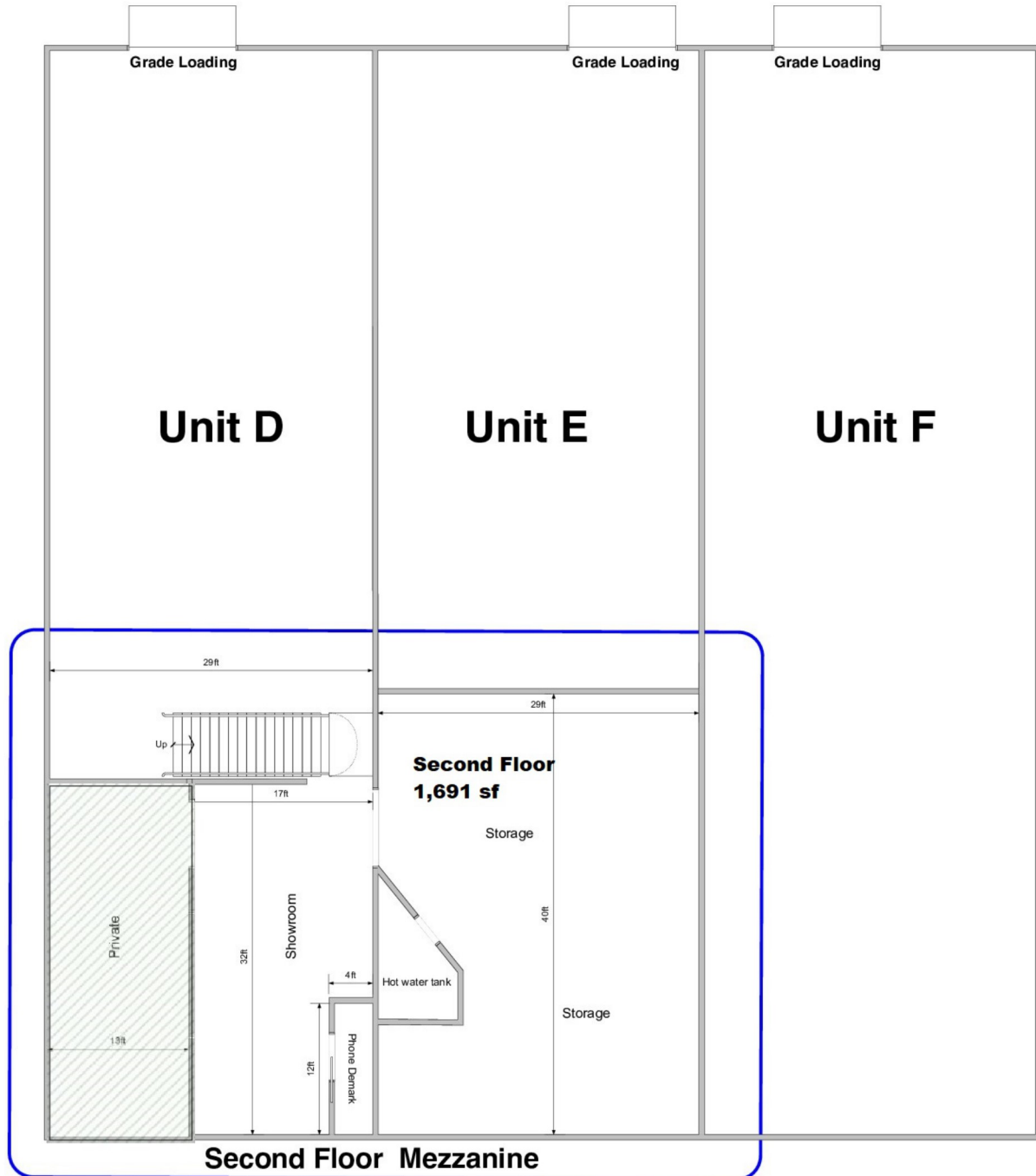
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Second Floor



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