



# FOR LEASE

105 - 2635 Barnet Highway, Coquitlam



For more information, please contact

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Personal Real Estate Corporation

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## Executive Summary

### LOCATION

Exceptional location between Coquitlam Centre and Port Moody Suter Brook Village. This prime retail unit is located in a high traffic retail plaza along with Tim Hortons, Club 16, She's FIT, Body Energy, Fresh Nail Bar and the Coquitlam Grill.

### OPPORTUNITY

Opportunity to lease 2,219 sqft of retail space. The unit has been upgraded with high end finishings including polished concrete floors, masonry work, sinks, wheel chair accessible washroom, lunch room, heavy electrical services and two private rooms are the rear.

### SUBLEASE DETAILS

This is a Sublease until September 30, 2026, with 1 option to renew for 5 years. Long term head lease direct with the landlord is an option.

### PROPERTY DETAILS

#### RENT

Sublease Base Rent \$26.00 per sqft

Additional Rent \$19.10 per sq ft

**Total Gross Monthly Rent \$ 8,339.74 (plus GST)**

#### ZONING

CS-1 (contact Listing Agent for details)

#### FEATURES

- 2,219 sqft (79'3" x 44'5")
- Loading door at rear
- 4 allocated parking stalls
- Hair salon exclusivity
- Pylon sign \$50.00 per month on Runnel Dr. and Barnet Hwy
- Exclusive rear loading door

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