



FOR SALE
BRAND NEW OFFICE SPACE
Austin Heights, Coquitlam

CONTACT US

Derek Tullis, PREC Macdonald Realty Ltd. 604.931.5551 derek@tullisrealty.com	Wayne Tullis, Realtor® Macdonald Realty Ltd. 604.931.5551 wayne@tullisrealty.com	 Beedie/
---	---	---

FOR SALE

Office Space @ **west**

AUSTIN HEIGHTS / COQUITLAM

Brand new office space at West. West is a 25 storey, 194 unit, mixed-use condo development, located at the prominent corner of Nelson Street and Austin Avenue in Coquitlam.

Built atop a brand new, 56,000 square foot, Beedie-built Safeway, retailers in the project will benefit greatly from the traffic this new urban village will generate.

OPPORTUNITY

Brand new second floor office for sale. Join Safeway in the final phase of Beedie Livings "West" development located at the corner of Austin and Nelson. One of the only properties available in Austin Heights For Sale for an Owner Occupier. Ready for fixturing late 2024. This is an Air Space parcel (not Strata) consisting of 876 sqft private entrance lobby, private elevator to 5,712 sqft second floor office with an exclusive 1,250 sqft patio that has south facing views of the Fraser River.

DETAILS

ADDRESS

201, 202 - 501 Nelson Street

AVAILABLE SPACE*

Exclusive Lobby	876 sf
Second Floor Office	5,712 sf
Patio Space	1,250 sf
Balance (Elevator/Fire exits etc.)	2,085 sf
Total Air Space Parcel	9,923 sf

ASKING PRICE

\$6,890,000

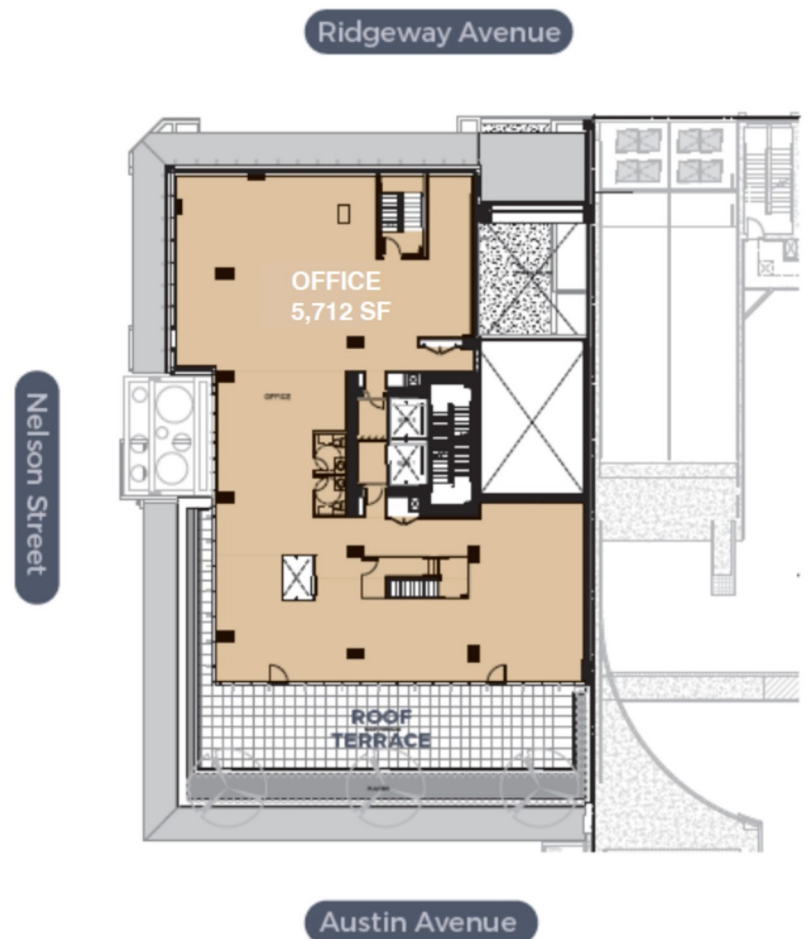
**AVAILABLE
Q4 of 2024**

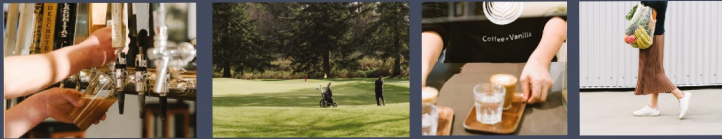
*Approximate and subject to confirmation.

** Tenant is responsible for verifying permissible uses as per the zoning.



SECOND FLOOR OFFICE





AREA RETAILERS

- 1 Safeway
- 2 Tim Hortons
- 3 Petro Canada
- 4 Kunjip Korean
- 5 Yoko Sushi
- 6 Pizza Hut
- 7 John B Pub
- 8 The Golden Boot
- 9 Cyclone Sports
- 10 Rona
- 11 TD Bank
- 12 CIBC Bank
- 13 Jimoco Cafe
- 14 Ta Bom Korean
- 15 Orange Wireless
- 16 Donair Town
- 17 Coffee + Vanilla
- 18 Subway
- 19 Blue Mountain Animal Hospital
- 20 Telus
- 21 Pharmasave
- 22 H&R Block
- 23 Fish House
- 24 Me n Ed's Pizza
- 25 McDonald's

ABOUT THE NEIGHBOURHOOD

Austin Heights is a quaint yet bustling neighbourhood located in the heart of Coquitlam, BC. The commercial hub, which stretches just three blocks along Austin Avenue, from Blue Mountain Street to Gatensbury Street, has over 250 local businesses which provide a rich retail, service and restaurant offering for the surrounding residential neighbourhood. The addition of the 56,000 sf Beedie-built Safeway flagship has reshaped the neighbourhood into a vibrant urban village.

Just outside the commercial hub lies the great outdoors - all within a 10 minute commute include a world-class golf course, the trails and dog parks at Blue Mountain Park, and even a lake.

NEIGHBOURHOOD HIGHLIGHTS

-  Central location providing a 30 minute commute to anywhere in Metro Vancouver
-  Over 250 local businesses in the immediate area
-  Surrounded by a vibrant amenity base
-  Within 10 minutes from Vancouver Golf Club & Simon Fraser University



CONTACT US

Derek Tullis, PREC
 Macdonald Realty Ltd.
 604.931.5551
 derek@tullisrealty.com

Wayne Tullis, Realtor®
 Macdonald Realty Ltd.
 604.931.5551
 wayne@tullisrealty.com

