

B301-2099 LOUGHEED HWY, PORT COQUITLAM
TURN-KEY OFFICE SPACE WITH AMPLE PARKING

**FOR
LEASE**



WILLIAM | WRIGHT

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THE OPPORTUNITY

William Wright Commercial is proud to present this bright and well-appointed office space, providing a professional environment ideal for a wide range of business uses. The premises feature a welcoming reception area, three private offices—two with large exterior windows and one interior—along with a printer/staff room for day-to-day operations.

Positioned on the North side of the complex, the unit benefits from a quiet orientation, providing a calm and productive workspace. Building features include elevator access, common washrooms, and up to three designated secured underground stalls for \$40.00 / stall per month.



SALIENT FACTS

SIZE

+/- 890 SQFT

PARKING

Up to 3 Underground Stalls
(\$40/Stall/Month)

ZONING

CC

BASIC RENT

\$20.00/FT

ADDITIONAL RENT

\$15.07/FT

MONTHLY RENT

\$2,601.03 + GST

AVAILABILITY

Immediately



**CENTRAL
LOCATION**

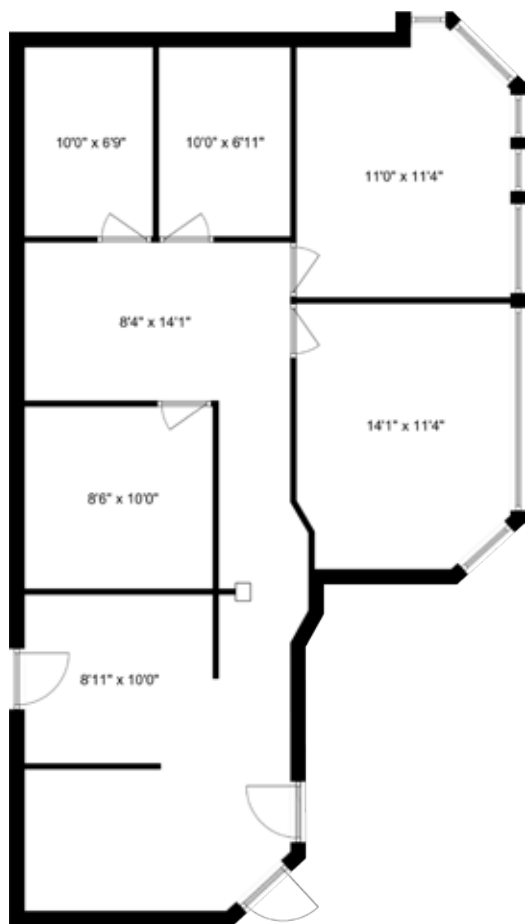


**UP TO THREE
SECURED PARKING STALLS**

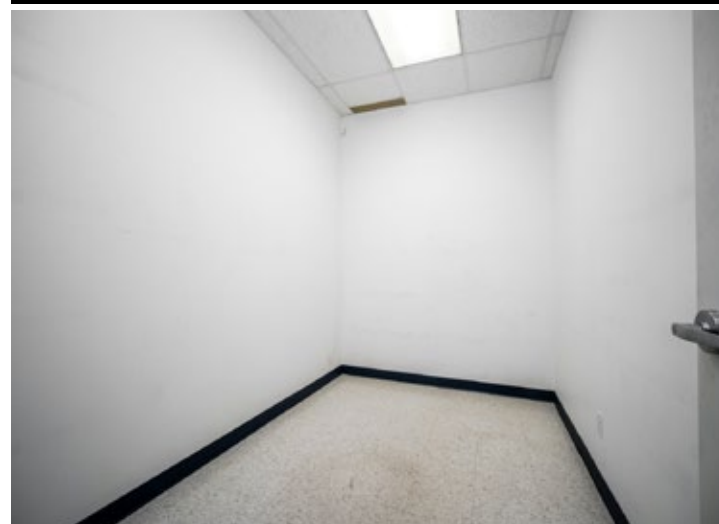


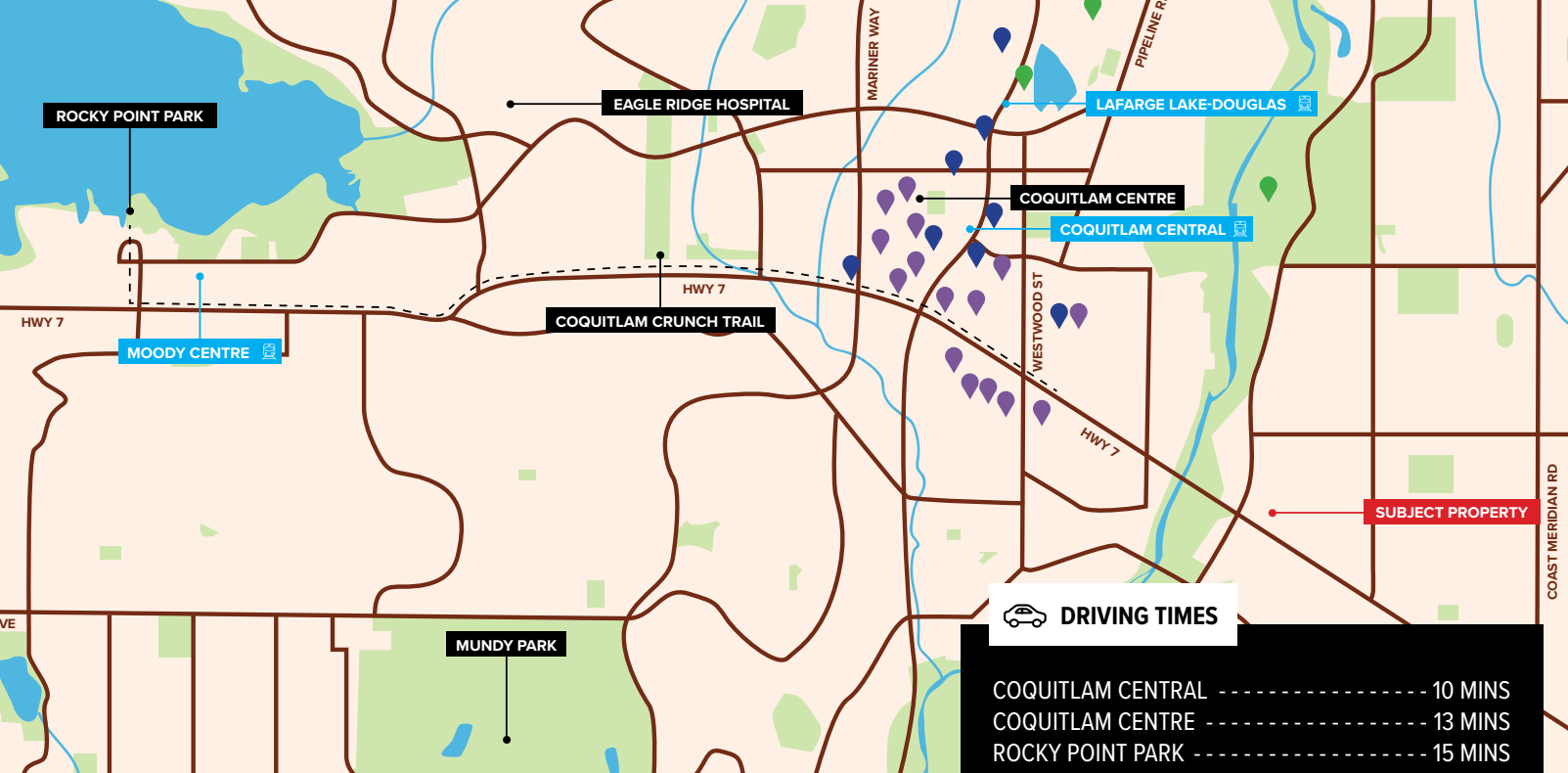
**NORTH-FACING
QUIET SIDE OF THE BUILDING**

**B301-2099
LOUGHEED HWY,
PORT COQUITLAM**



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.





AMENITIES

- Retail**
 - Walmart Supercentre
 - London Drugs
 - Shoppers Drug Mart
 - Safeway
 - BCLIQUOR Store
 - The Brick
 - Winners
 - Real Canadian Superstore
 - Hudson's Bay
 - Best Buy
 - Chapters
 - T&T Supermarket
 - Save-On-Foods
 - Planet Fitness
 - Coquitlam Centre
 - H-Mart Coquitlam Centre

- Services**
 - Coquitlam Public Library
 - Coquitlam City Hall
 - Scotiabank
 - BMO Bank of Montreal
 - RBC Royal Bank
 - TD Canada Trust
 - CIBC
 - Douglas College Coquitlam

- Parks**
 - Coquitlam River Park
 - Lafarge Lake Park
 - Town Centre Park

THE LOCATION

Located within a Class B office building, 2099 Lougheed Highway offers excellent visibility and accessibility along one of Port Coquitlam's main commercial corridors. The property provides convenient access to Lougheed Highway, Shaughnessy Street, and the Mary Hill Bypass, with transit routes and retail amenities just steps away. This central location makes it an ideal choice for professionals seeking a functional, connected, and well-managed office setting in the Tri-Cities area.

88
VERY
WALKABLE

74
VERY
BIKEABLE

FOR MORE INFORMATION CONTACT

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