

202 - 3380 DAVID AVENUE, COQUITLAM
867 SQFT OFFICE SPACE AT MERIDIAN CROSSING

**FOR
LEASE**



WILLIAM | WRIGHT

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OVERVIEW

Opportunity to lease approximately 867 sq. ft. of office space located in the vibrant community of Burke Mountain in Coquitlam. This office unit is perfectly suited for small businesses looking for a modern and accessible location. The unit features an open-plan layout with two private offices, one bathroom, a kitchenette and an abundance of natural light. There is ample parking available for both staff and visitors. The office is easily accessible, located at the cross roads of David Ave & Coast Meridian Rd with excellent connectivity routes leading to Coquitlam Centre and Hwy 1.

PROPERTY HIGHLIGHTS



Prime location on David Avenue and Coast Meridian Road



Spacious with an open concept area and 2 private office rooms



Plenty of natural light



On-site parking available for staff and clients



Kitchenette



Single private restroom

SALIENT FACTS



SIZE

+/- 867 SQFT



PARKING

The property features 37 surface parking stalls

ZONING

C-2 zoning approves the following uses, including but not limited to:



- Law firms
- Optometrists
- Medical clinics
- Accounting practices
- Education services
- Physiotherapy clinics



BASIC RENT

\$45.00/FT



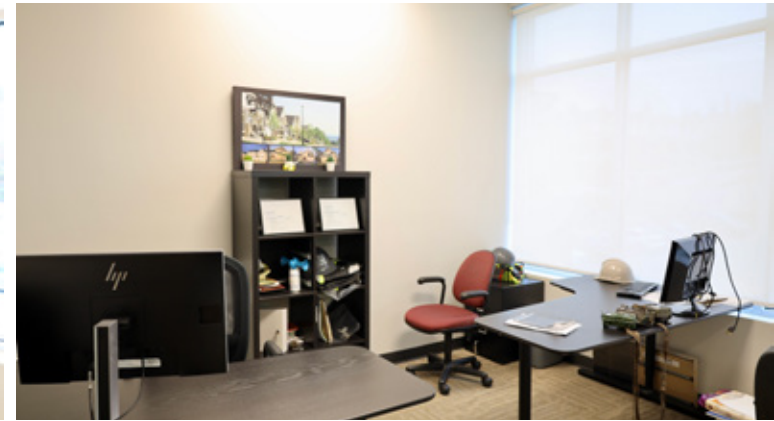
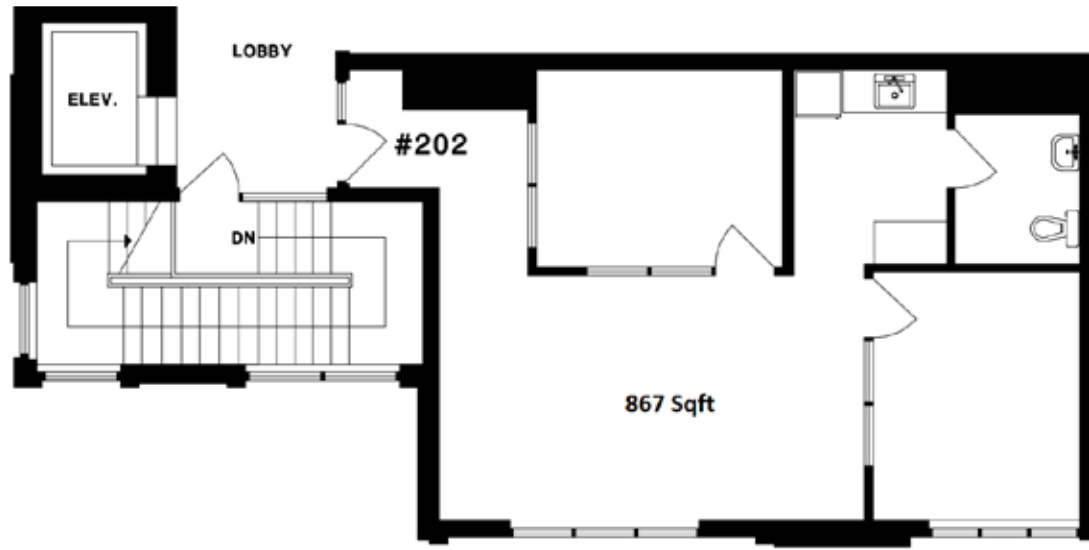
ADDITIONAL RENT

\$22.00/FT



MONTHLY RENT

\$4,721.25 + GST





DRIVING DISTANCES
FROM MERIDIAN CROSSING

HIGHWAY 7 ----- 10 MINUTES
COQUITLAM CENTRAL STATION ----- 13 MINUTES
VANCOUVER ----- 55 MINUTES

LOCATION

Burke Mountain is one of Coquitlam's most sought-after residential areas, celebrated for its scenic beauty and family-friendly atmosphere. Located at the gateway to Burke Mountain, Meridian Crossing neighboring tenants include Shoppers Drug Mart, TD Bank, Subway, and Hiraku Sushi providing convenient options for lunch and everyday errands.

SHOPPERS DRUG MART

DAVID AVE

SUBJECT PROPERTY

HIRAKU SUSHI

SUBWAY

COAST MERIDIAN RD

FOR MORE INFORMATION CONTACT

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