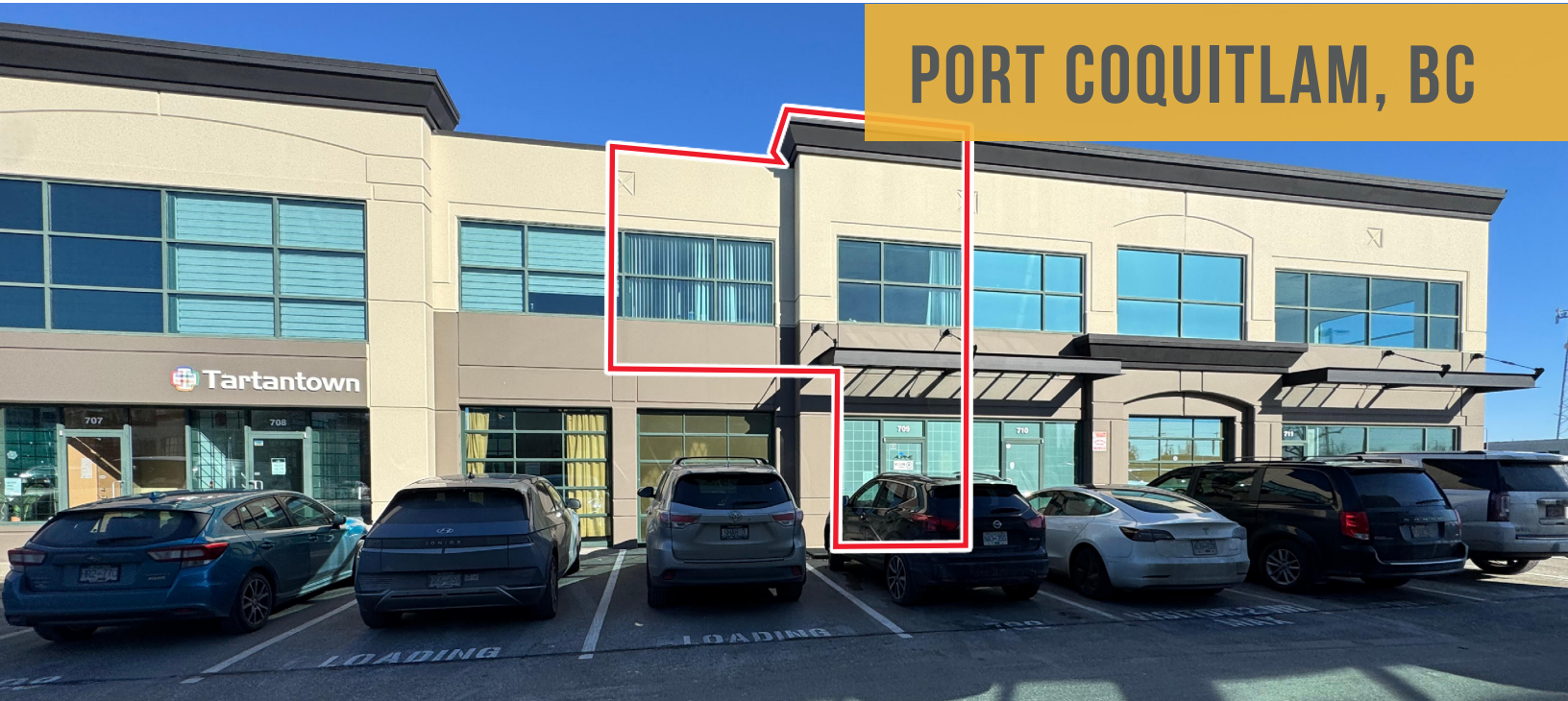


2071 KINGSWAY AVENUE

PORT COQUITLAM, BC



FOR LEASE 1,626 SF 2ND FLOOR OFFICE AVAILABLE

2071 KINGSWAY AVENUE

PORT COQUITLAM, BC



LOCATION

This quality complex is located on a high visibility corner of Kingsway Avenue across from the Port Coquitlam Community Centre. The location is within walking distance of all the amenities of Downtown Port Coquitlam and offers easy access to the Lougheed Highway and the Mary Hill ByPass. West Coast Express station is located next door.

ZONING

CD20 zoning bylaws with light industrial guidelines also allows for office and accessory retail uses are among others.

BUILDING FEATURES

- Concrete tilt-up construction
- High profile corporate presence
- Significant natural light
- Attractive window glazing
- Visitor and street parking available

UNIT 709B (2ND FLOOR) FEATURES

- Private offices
- Fluorescent lighting
- HVAC system throughout
- Boardroom
- Open plan area
- Dropped T-bar ceilings
- 2-piece washroom
- Coffee bar
- Two (2) designated parking stalls

AVAILABLE AREA

Unit 709B - 1,626 SF of 2nd floor office space with its shared stairwell and entry vestibule.

BASIC LEASE RATE

\$2,567.73 per month, net, plus GST.

ADDITIONAL RENT (2025)

Estimated at approximately \$841.46 per month, plus GST.

COMMENTS

Modern, nicely finished A/C offices in Port Coquitlam's highest quality light industrial flex complex.

AVAILABILITY

Immediate



CONTACT

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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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