



#1018 - 1024 Ridgeway Avenue  
Coquitlam, BC

## Austin Heights Centre

With excellent exposure from Nelson Street & Austin Avenue, the subject property offers a professional tenant mix including general/medical office users, retail/food groups, and national anchor Tenant BMO.

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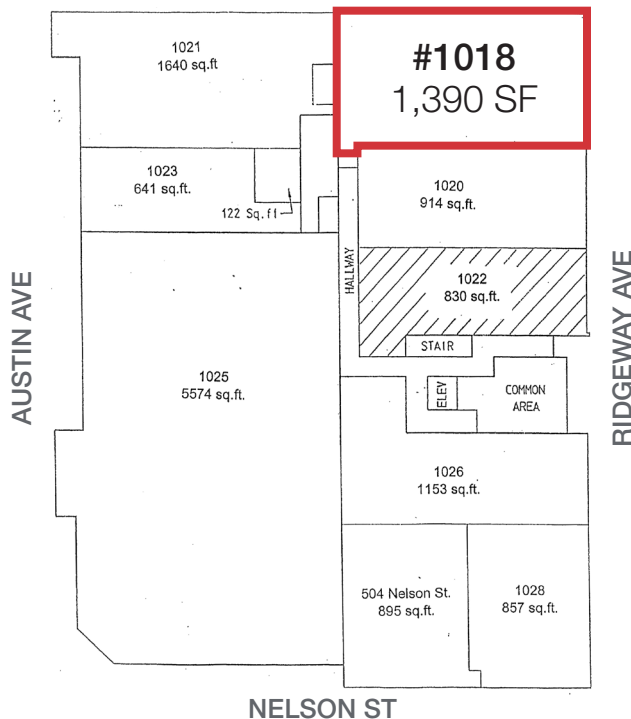
## Coquitlam, BC

### Location

Located in the heart of the Austin Avenue corridor in Coquitlam, this mixed-use professional building is within steps of transit and numerous amenities. Generous and convenient parking options with an abundance of well-planned natural light make this property a must look for any professional user.

### Building Description

Austin Heights Centre was solidly built in 1980 with numerous improvements including a new roof in 2016, updated common areas, plumbing upgrades and more. The building has an excellent tenant mix anchored by BMO with secured and convenient parking off of Austin Avenue. A proactive and experienced property management only add to the long list of attributes for the property.



### Property Details

#### Unit Size

1,390 SF

#### Availability

December 1<sup>st</sup>, 2022 (potentially earlier)

#### Lease Rate

\$28.00/SF

#### Additional Rent

\$17.64/SF (2022 estimate)

#### Zoning

C-2

#### Parking

Currently \$25.00 per random stall per month (subject to change)

#### Highlights

- ▶ Amenities within steps
- ▶ Near transit
- ▶ Elevator access
- ▶ Natural light

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