

FOR LEASE

UNIT 200

1580 BRIGANTINE DRIVE

COQUITLAM, BC



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### LOCATION

Opportunity to lease a 3,928 square foot mezzanine office in Coquitlam, offering scenic views of the Fraser River. Ideally situated just South of United Boulevard, the property provides excellent connectivity to both the Trans-Canada Highway and Lougheed Highway, ensuring convenient access across the region. Surrounded by a wide range of amenities, this location combines accessibility with a highly desirable working environment.

### SIZE

3,928 SF

### OFFICE FEATURES

- Seven (7) closed offices
- Large kitchen and lounge area
- Office copy room
- 1,280 SF outdoor patio South West facing river views
- Large storage area
- Power: Two (2) 200 amp panels
- Two (2) washrooms
- Offices are air conditioned

### PARKING

Seven (7) stalls

### ZONING

M2 Industrial Business - provides for industrial, office and some commercial uses.

### LEASE RATE

\$17.50 PSF

### ADDITIONAL RENT (2026 EST.)

\$6.40 PSF

### AVAILABILITY

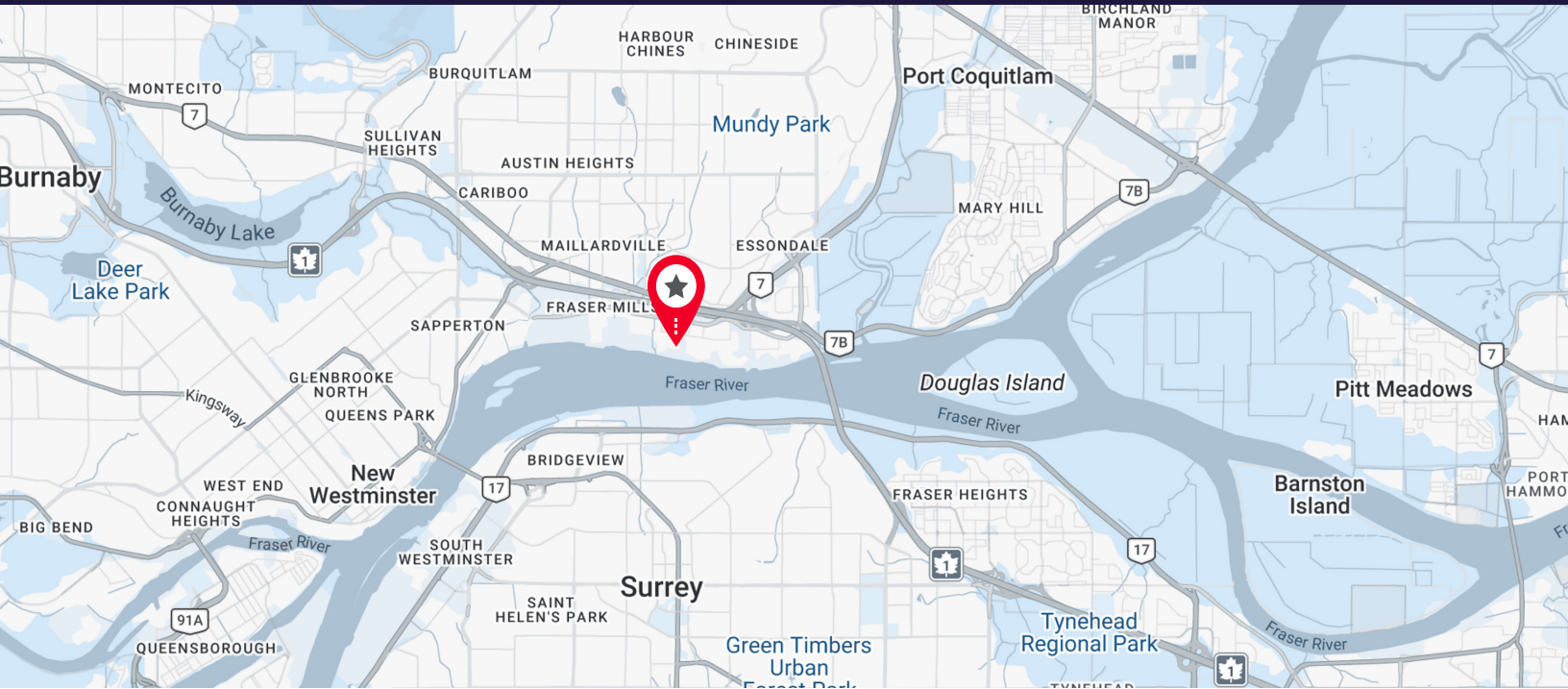
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