FIRST YEAR RATE ONLY $17.25 PSF

UNITS 109 & 114 FOR LEASE

250 SCHOOLHOUSE STREET

COQUITLAM, BC

CUSHMAN & WAKEFIELD

PROPERTY FEATURES

LOCATION

The subject property is just north of the Lougheed Highway and offering easy access to Highway 1, , the Mary Hill Bypass and Brunette Ave. These units are walking distance to many retail and restaurant amenities along the Lougheed Corridor in Coquitlam.

ZONING

M-2 (Industrial Business) allowing for a wide range of industrial uses, along with accessory retail and some commercial uses

AVAILABLE AREA

Unit 109	
Main Floor	1,667 SF
2nd Floor	593 SF
Total	**2,260 SF**

Unit 114	
Main Floor	1,667 SF
2nd Floor	573 SF
Total	**2,240 SF**

UNIT FEATURES

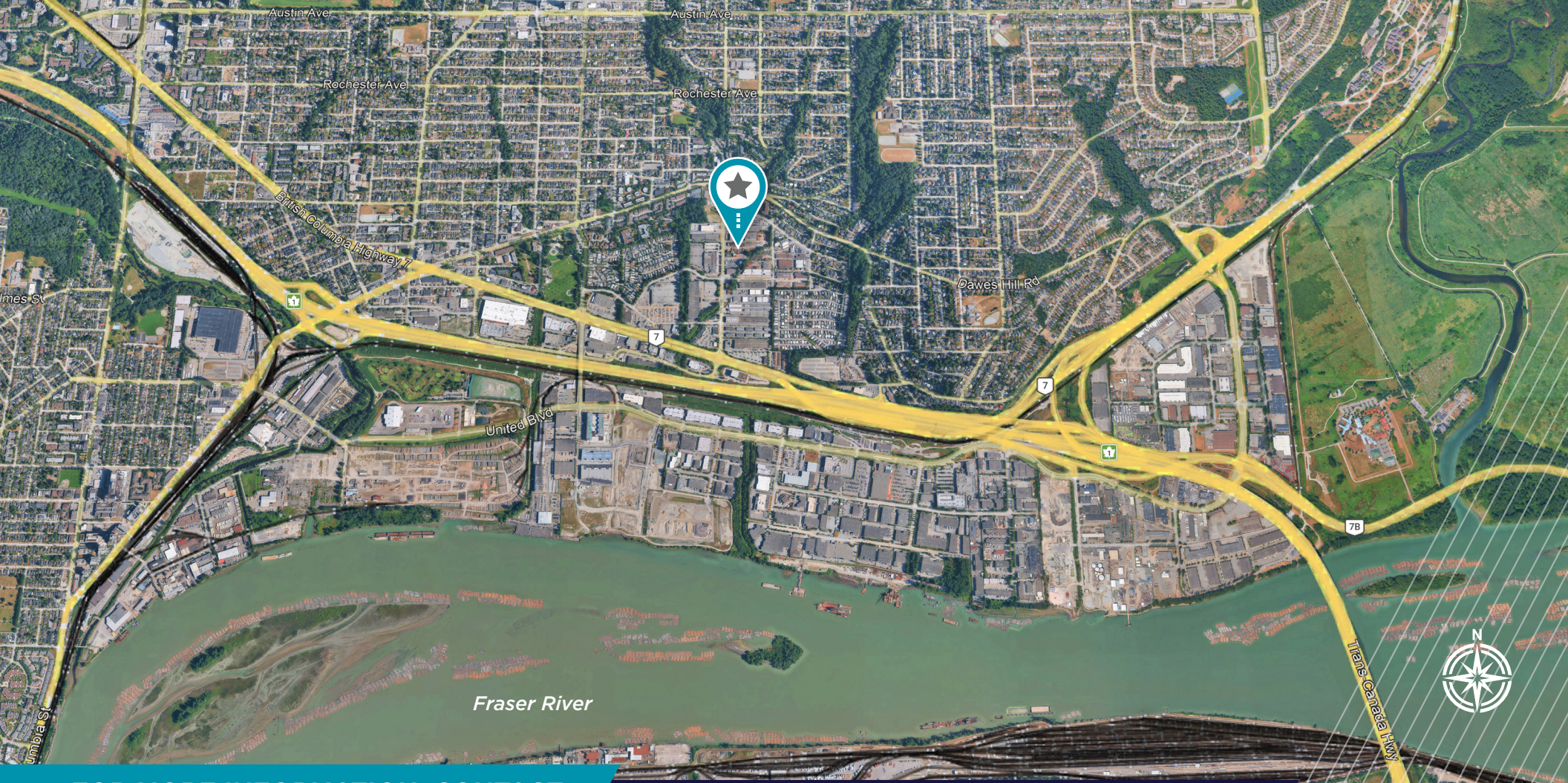
- Rear 10’ x 12’ grade loading
- 20’ clear ceilings
- Finished office space with HVAC
- Washroom
- Three (3) parking stalls per unit
- Well maintained strata
- Concrete tilt
- 3-phase power up construction

BASIC RENT

Unit 109	$19.95 PSF, net, plus GST
Unit 114	$19.95 PSF, net, plus GST

ADDITIONAL RENT (2026)

Unit 109	$10.22 PSF, plus GST
Unit 114	$11.62 PSF, plus GST



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