

**FOR
LEASE**

**#111 - 17 FAWCETT ROAD
COQUITLAM, BC**



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FOR LEASE

SECOND FLOOR OFFICE

#111 - 17 FAWCETT ROAD, COQUITLAM, BC

LOCATION: The subject property is located in a unique park-like setting along the Fraser River at Pacific Reach Business Park. If transportation is key, this property also enjoys excellent access to all Metro Vancouver's key business locations via The Trans-Canada Highway, The Lougheed Highway and The Mary Hill Bypass, all just minutes away.

ZONING: M-2 providing for a wide range of light industrial and service uses.

AREA: 1,370 sq. ft.

FEATURES:

- Exceptional river front views
- Corner unit featuring wrap around windows for an abundance of natural light
- All office areas are fully air conditioned
- One (1) private office
- One (1) washroom with shower
- Coffee bar and sink

PARKING: Two (2) reserved stalls available free of charge plus a large bank of common area stalls.

LEASE RATE: \$18.00 per sq. ft. plus GST (or) \$2,055.00 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$12.06 per sq. ft. plus GST (or) \$1,376.69 per month plus GST

AVAILABLE: Immediately