

3233 COAST MERIDIAN ROAD, PORT COQUITLAM
EASY ACCESS TO LOUGHEED HIGHWAY AND THE MARY HILL BYPASS

**FOR
LEASE**



WILLIAM | WRIGHT

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Retail Space in Port Coquitlam

William Wright Commercial is pleased to present this leasing opportunity in the heart of North Port Coquitlam. This well-positioned property offers strong exposure along Coast Meridian Road, a primary arterial thoroughway serving both the Port Coquitlam and Coquitlam communities. The site benefits from high vehicular traffic and direct exposure to the established North Port Coquitlam community and rapidly growing Burke Mountain community. In addition, this unit boasts an abundance of surface-level parking and convenient access to major routes including Lougheed Highway and the Mary Hill Bypass for ease of access for both clients and staff alike.



**HIGH EXPOSURE AND
VEHICULAR TRAFFIC**



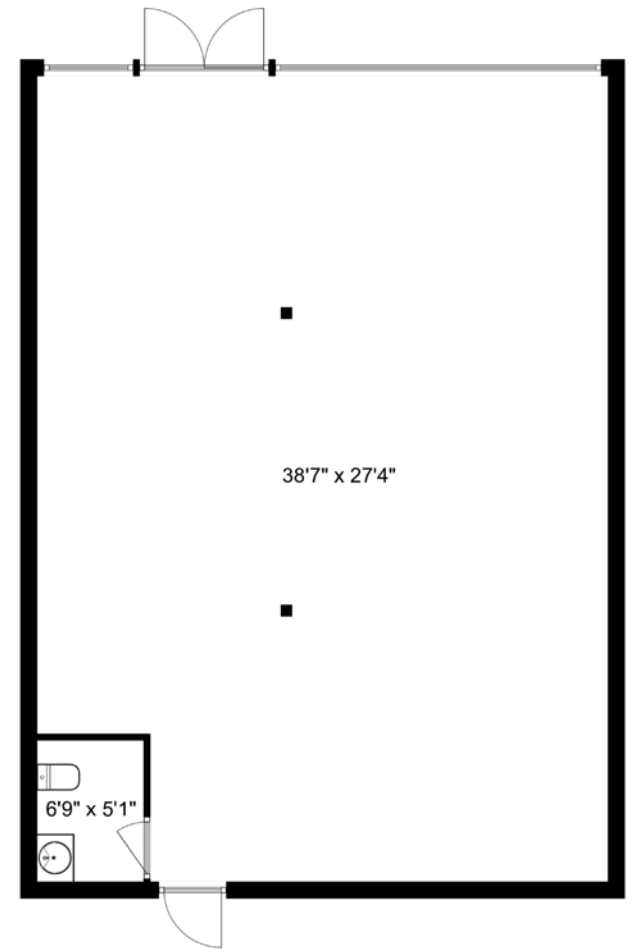
**ABUNDANCE OF
SURFACE LEVEL
PARKING**



**GREAT SIGNAGE
OPPORTUNITY**



**CENTRALLY LOCATED
WITHIN RAPID
GROWING COMMUNITY**



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



Salient Facts

SIZE

± 1,120 SQFT

PARKING

On-site surface parking

ZONING

CC

BASIC RENT

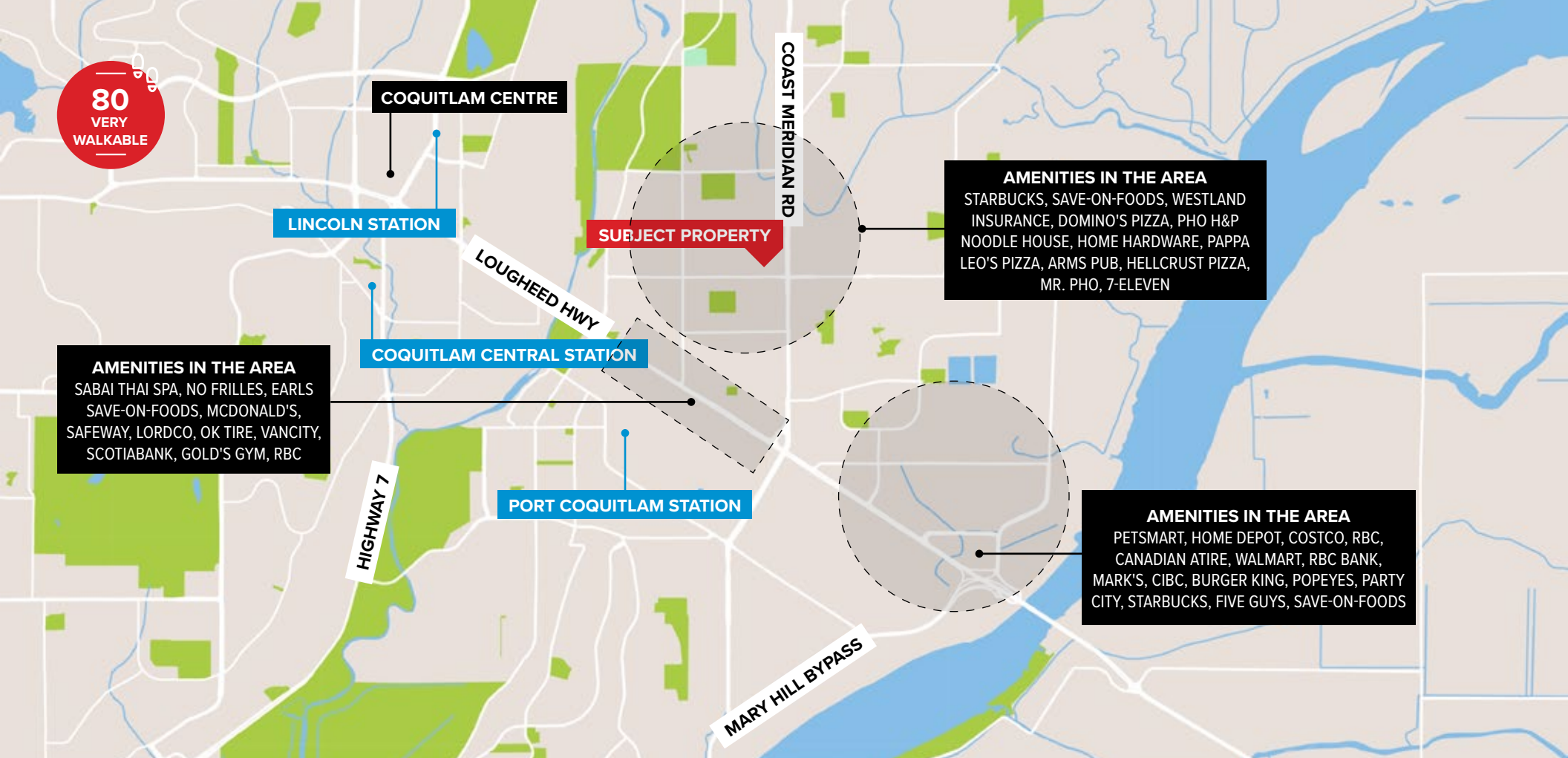
\$40.00/FT

ADDITIONAL RENT

\$14.00/FT

MONTHLY RENT

\$5,040.00 + GST



Location

Ideal for retail, service, or professional users, this location presents an opportunity to establish a presence within a high-growth corridor supported by ongoing residential development and strong local demographics.



For More Information Contact

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