



# FOR LEASE

307 - 1194 Lansdowne Avenue, Coquitlam

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For more information, please contact  
**Bobbi Crandall 778.773.5157**  
Personal Real Estate Corporation  
E [cbobbi@telus.net](mailto:cbobbi@telus.net)  
W [tullisrealty.com](http://tullisrealty.com)



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## Executive Summary

### **OPPORTUNITY:**

Opportunity to lease 1,750 sf of fully improved retail space consisting of spacious reception and display area, 6 rooms with sinks, staff area, storage, 2 washrooms and laundry hook ups.

### **LOCATION:**

Strategically situated with excellent exposure and accessibility, this property benefits from strong vehicle and pedestrian traffic, making it ideal for a variety of business uses including retail, professional services, medical, or office space. Surrounded by a mix of residential neighborhoods and established businesses, the location provides a steady and growing customer base. Ample parking and convenient access to major transportation routes enhance both client and employee convenience.

## **DETAILS**

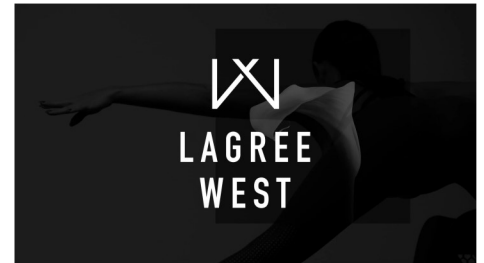
### **RENT:**

Base Rent                    \$ 38.00 per sqft per annum  
Est. Additional Rent    \$ 20.21 per sqft per annum

Monthly Rent              \$8,488.96 per month (plus GST and utilities)

### **ZONING:**

C2 Commercial, Please ask Agent for details



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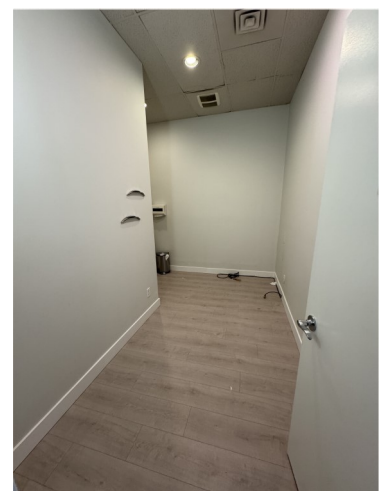
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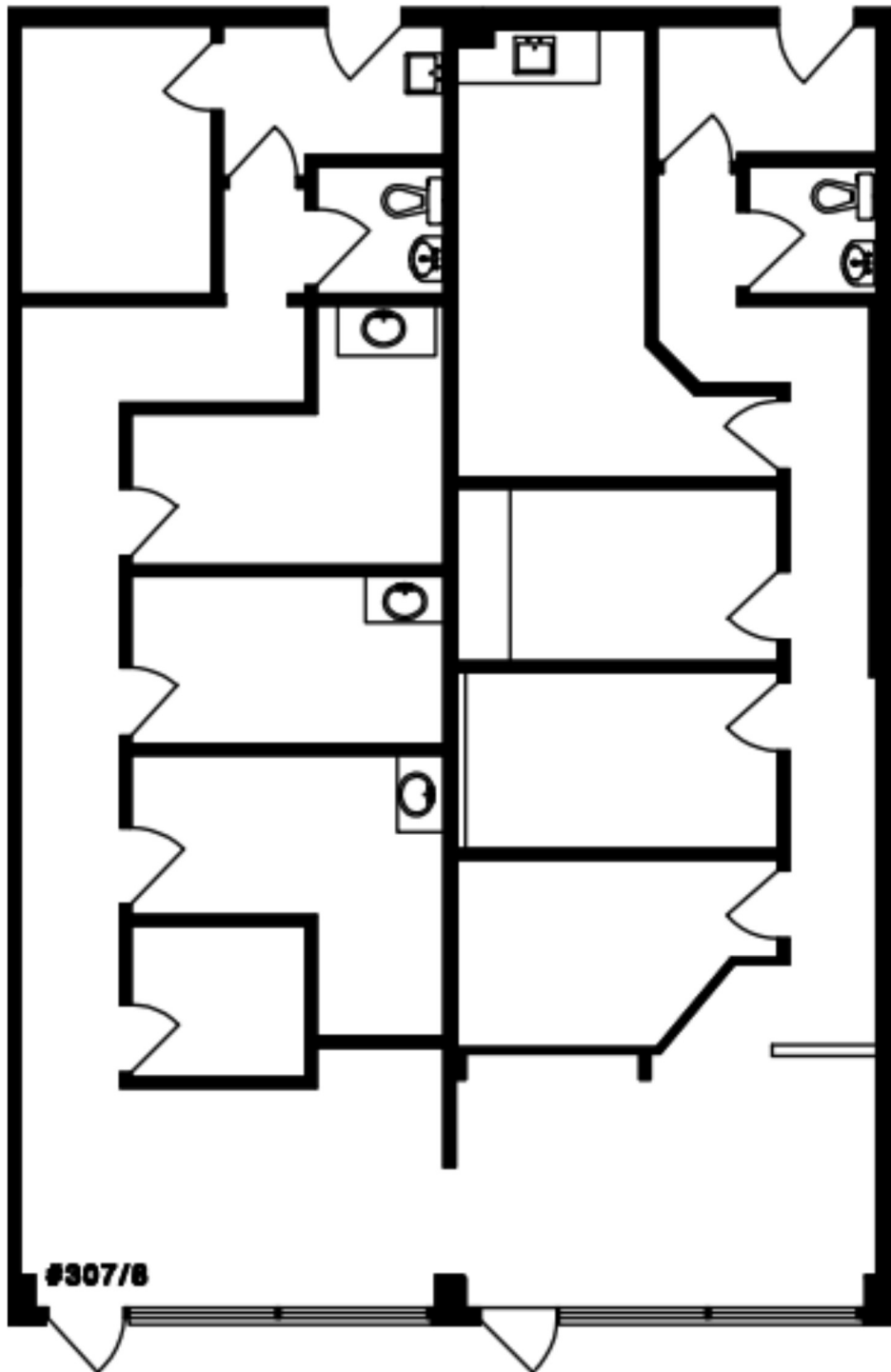
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