

# FOR LEASE

**Office / Warehouse Space at Cape Horn Corporate Centre  
17 - 62 Fawcett Road, Coquitlam, BC**

## Opportunity Highlights

- » Approximately 2,766 sqft
- » Located at Cape Horn Corporate Centre in Coquitlam
- » Office area in both levels, storage or warehouse area 405 sq ft and secure gated building, constructed of tilt up concrete

**Chris Tigas**

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**Macdonald**

**COMMERCIAL**

**CRFAC**  
International

# Macdonald

COMMERCIAL

## Fully Renovated Retail Space

17 - 62 Fawcett Road, Coquitlam, BC



### Property Highlights

- Located at Cape Horn Corporate Centre in Coquitlam
- Close to Home Depot and IKEA
- Office area in both levels
- Storage or warehouse area 405 sq ft
- Total 3 washrooms and one of them has a shower stall
- Rough in plumbing for washer and dryer
- New paint and laminate floor on the main floor
- 20' ceiling height
- 14' loading door
- Secure gated building, constructed of tilt up concrete

### Property Info

<b>Size</b>	2,766 sqft
<b>Lease Rate</b>	\$9 psf
<b>Operational Cost</b>	\$5.47 psf
<b>Zoning</b>	M-1
<b>Parking</b>	Reserved stalls available & plenty of visitors' parking
<b>Neighbourhood</b>	Fraser Mills
<b>Available</b>	Immediate

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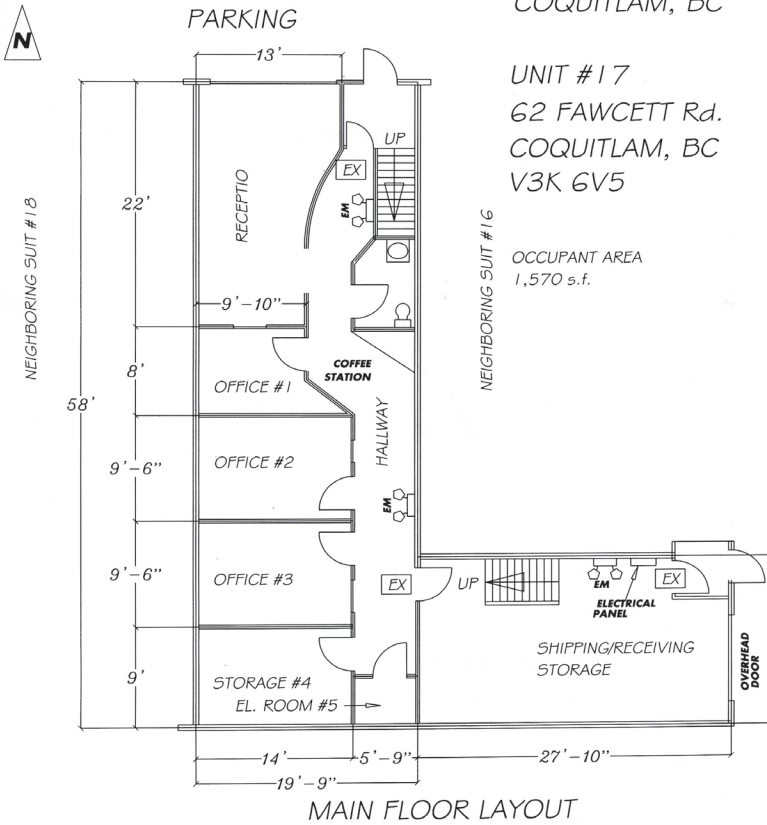


Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.

COQUITLAM, BC

UNIT #17  
62 FAWCETT Rd.  
COQUITLAM, BC  
V3K 6V5

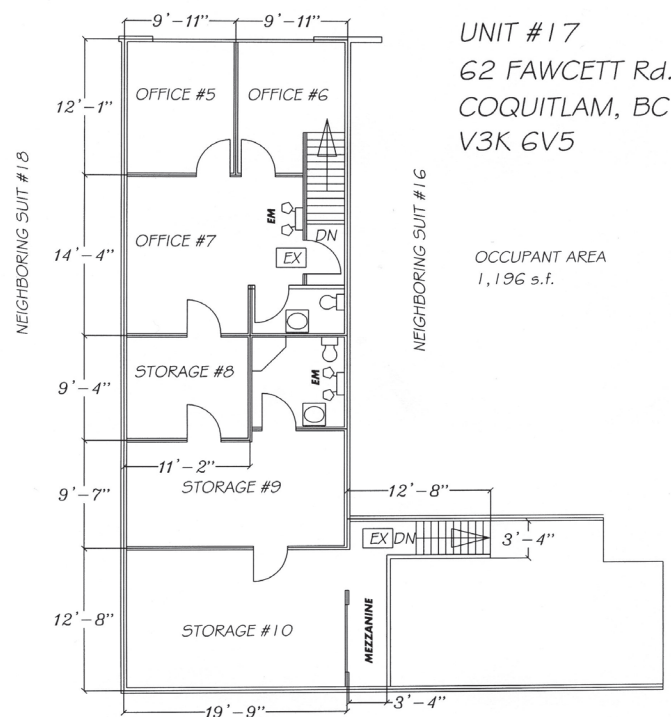
OCCUPANT AREA  
1,570 s.f.



PARKING

UNIT #17  
62 FAWCETT Rd.  
COQUITLAM, BC  
V3K 6V5

OCCUPANT AREA  
1,196 s.f.



SECOND FLOOR LAYOUT

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