

FOR SUBLEASE

# UNIT 110, 2440 CANOE AVE

COQUITLAM, BC

MAYFAIR INDUSTRIAL PARK

2,446 SF TO 3,210 SF AVAILABLE

 CUSHMAN &  
WAKEFIELD

## OPPORTUNITY

First class industrial office space with excellent parking. Featuring a mix of open plan and closed offices, polished concrete floors and staff lunchroom. Mayfair is one of the most accessible locations in Metro Vancouver.

**RATE REDUCED**





## LOCATION

This multi-tenant facility is located in the Mayfair Industrial Park just west of United Boulevard near Shuswap Avenue. Mayfair is an extremely popular location due to its easy access to the Trans-Canada Highway, Lougheed Highway, the Mary Hill ByPass and its proximity to Downtown Vancouver.

## ZONING

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

## FEATURES

- Professionally managed & maintained
- Concrete tilt-up construction
- Additional office/if required space on the second floor
- Fully sprinklered
- Energy efficient fluorescent lighting
- Lunchroom
- Two (2) washrooms
- Nicely finished A/C offices with polished concrete floors
- Ample surface parking
- Transit is 1 block away on United Boulevard

## AVAILABLE AREA

Ground Floor Office	2,446 SF
Optional Mezzanine Office	764 SF
Total Available	3,210 SF

## BASIC RENT

\$16.95 psf, net, plus annual escalations

## ADDITIONAL RENT (2024)

Estimated at \$8.14 psf

## SUBLEASE TERM

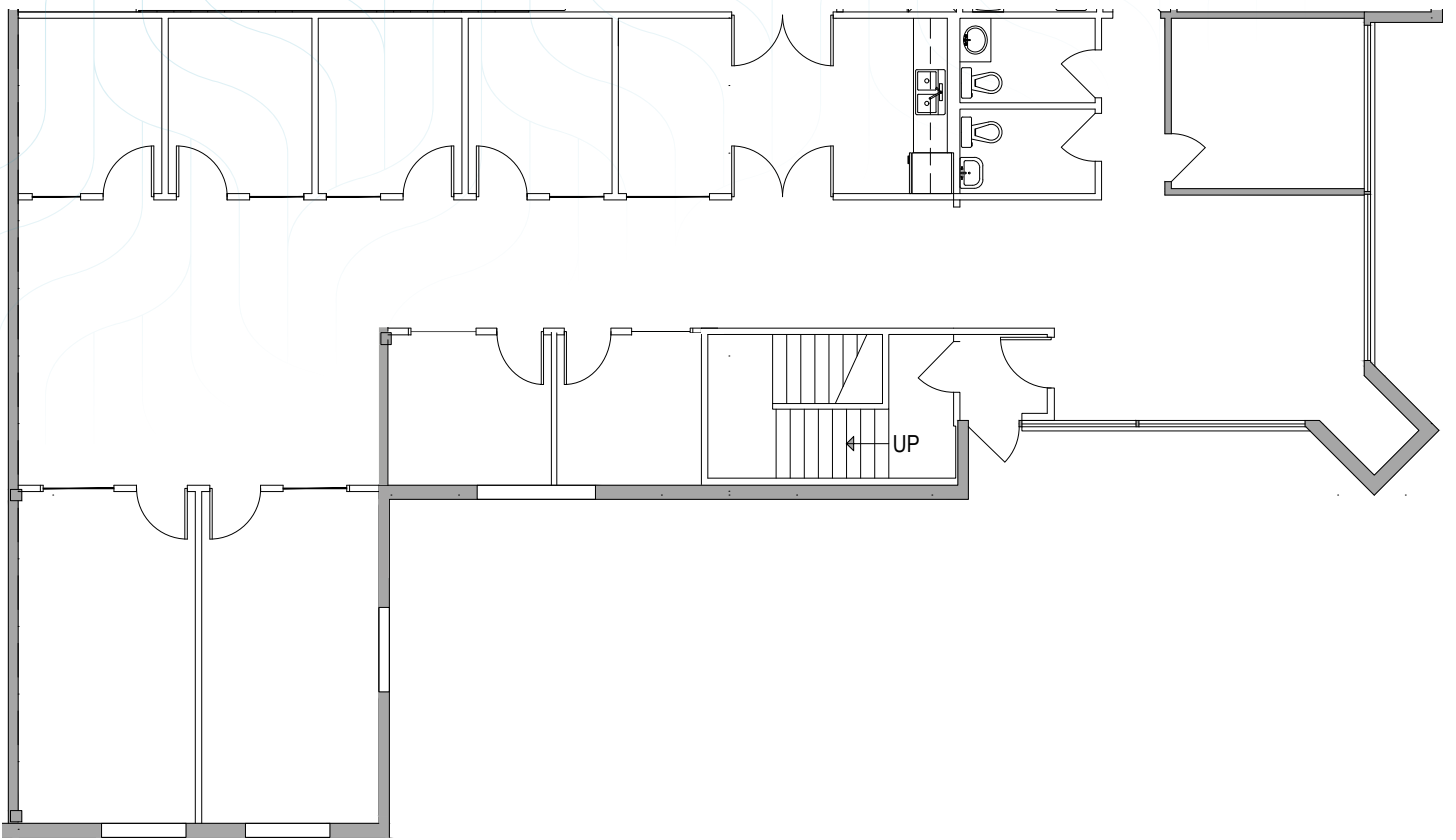
Sublease expires June 29, 2026.

Longer term possible

## AVAILABILITY

July 1, 2024







**FOR MORE INFORMATION, PLEASE CONTACT:**

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