



# FOR LEASE

**101/103 - 511 Clarke Road  
Coquitlam**



For more information, please contact

**Derek Tullis 604.831.7140**  
Personal Real Estate Corporation  
E [derek@tullisrealty.com](mailto:derek@tullisrealty.com)  
W [tullisrealty.com](http://tullisrealty.com)

**Wayne Tullis 604.868.5388**  
Realtor ®  
E [wayne@tullisrealty.com](mailto:wayne@tullisrealty.com)  
W [tullisrealty.com](http://tullisrealty.com)



ES & O.E. this communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advise, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice.

# FOR LEASE

## Executive Summary

### OPPORTUNITY:

Position your business in one of Metro Vancouver's fastest-growing and most dynamic urban communities. Located at 511 Clarke Road, this highly accessible commercial property offers unparalleled connectivity, situated just steps from the Burquitlam SkyTrain Station on the Millennium Line, providing seamless access throughout Coquitlam, Burnaby, Vancouver, and the broader Lower Mainland.

Strategically positioned along Clarke Road, the property benefits from outstanding exposure and convenience within the thriving Burquitlam neighbourhood—a rapidly evolving mixed-use community experiencing significant residential and commercial growth. The surrounding area is home to a growing population base, numerous high-rise residential developments, retail amenities, restaurants, professional services, and educational institutions, creating a strong foundation for business success.

### AVAILABILITY:

#### Unit 101 (SL1) - 3,239 sf

Plus covered Patio: 894sf (LCP SL1)

Base Rent: \$ 60.00 per sqft  
Additional Rent: \$ 26.55 per sqft  
Total Gross Monthly Rent Area \$ 23,361.29 (plus GST)

#### Unit 101 & 103 (SL1 & SL2) - 4,226 sf

Plus covered Patio: 894sf (LCP SL1)

Base Rent: \$ 60.00 per sqft  
Additional Rent: \$ 26.55 per sqft  
Total Gross Monthly Rent Area \$ 30,480.03 (plus GST)

**PARKING:** 9 Underground stalls

**ZONING:** C-7

### LOCATION HIGHLIGHTS:

- Steps from Burquitlam SkyTrain Station
- Direct transit access to Vancouver, Burnaby, New Westminster, and Coquitlam City Centre
- Immediate access to Lougheed Highway and Highway 1
- Centrally located within a rapidly growing residential and commercial hub
- Surrounded by established retailers, restaurants, professional services, and community amenities
- Excellent visibility and accessibility along Clarke Road
- Positioned within one of Metro Vancouver's most active growth corridors
- Approximately 18,000 to 25,000 vehicles passing per day.

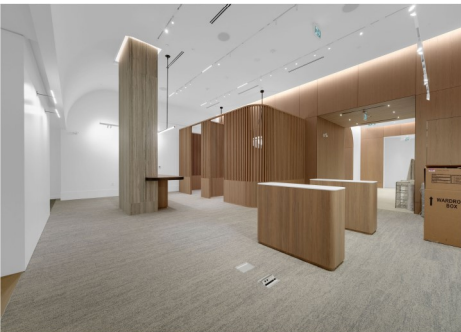
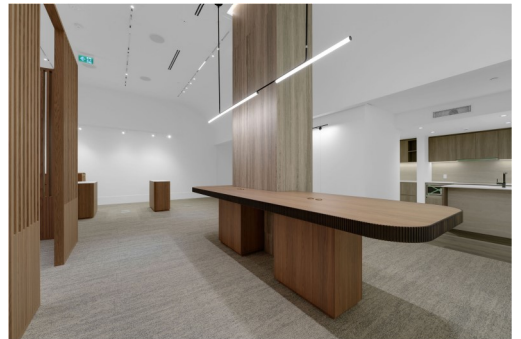
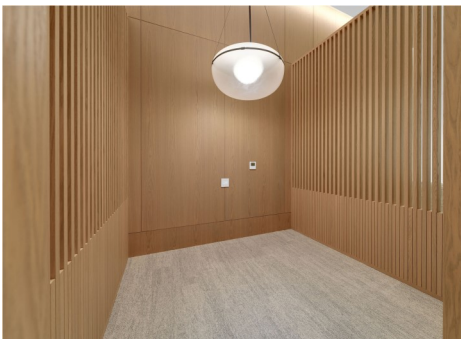
For more information, please contact

**Derek Tullis 604.831.7140**  
Personal Real Estate Corporation  
E derek@tullisrealty.com  
W tullisrealty.com

**Wayne Tullis 604.868.5388**  
Realtor®  
E wayne@tullisrealty.com  
W tullisrealty.com



# FOR LEASE



For more information, please contact

**Derek Tullis 604.831.7140**

Personal Real Estate Corporation

E [derek@tullisrealty.com](mailto:derek@tullisrealty.com)

W [tullisrealty.com](http://tullisrealty.com)

**Wayne Tullis 604.868.5388**

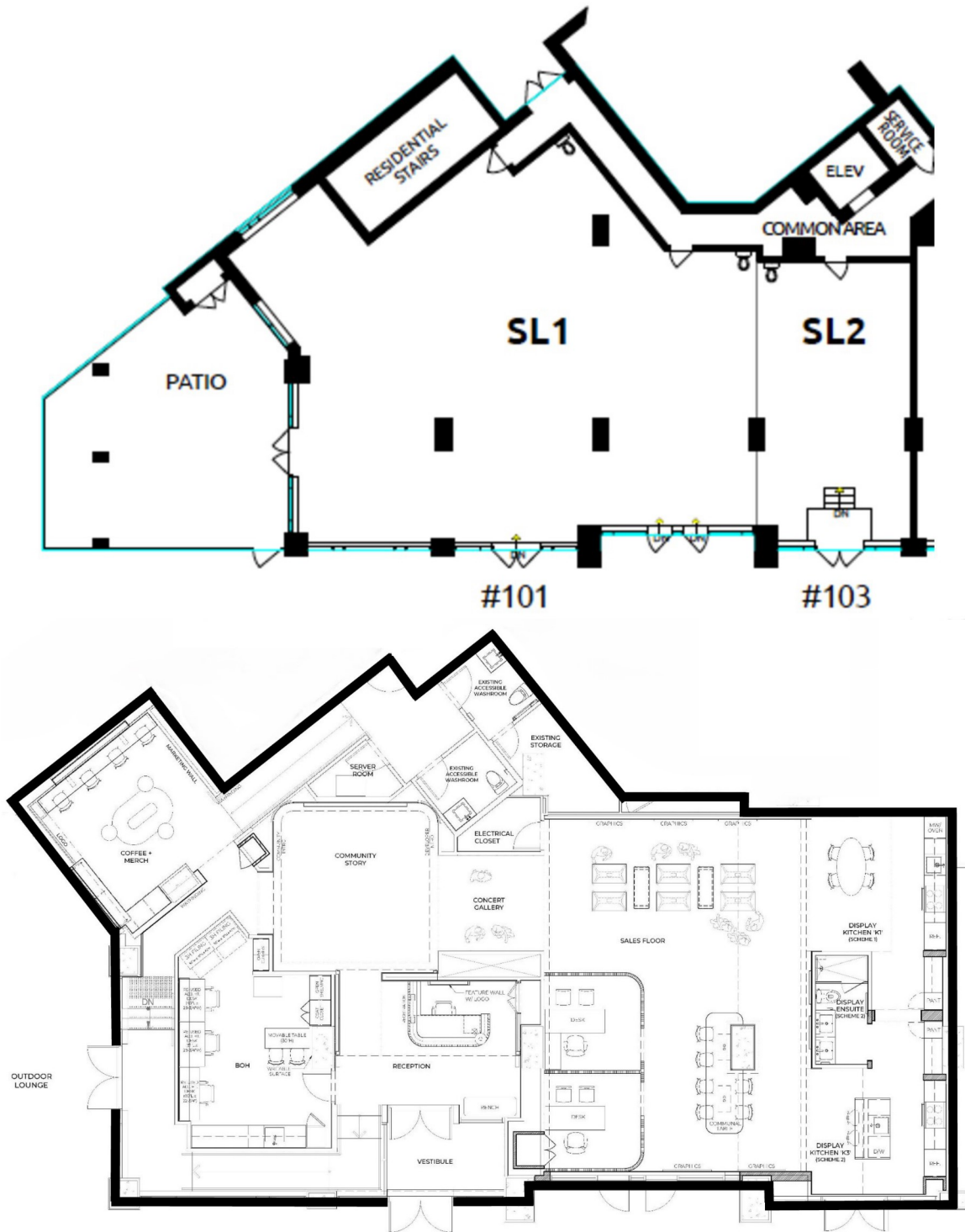
Realtor®

E [wayne@tullisrealty.com](mailto:wayne@tullisrealty.com)

W [tullisrealty.com](http://tullisrealty.com)



# FOR LEASE



For more information, please contact

**Derek Tullis 604.831.7140**

Personal Real Estate Corporation

E [derek@tullisrealty.com](mailto:derek@tullisrealty.com)

W [tullisrealty.com](http://tullisrealty.com)

**Wayne Tullis 604.868.5388**

Realtor®

E [wayne@tullisrealty.com](mailto:wayne@tullisrealty.com)

W [tullisrealty.com](http://tullisrealty.com)

