

**2827 SPRING STREET, PORT MOODY**

**3,800 SQUARE FOOT END CAP UNIT WITH FLEXIBLE LAYOUTS**

**FOR  
LEASE**



**WILLIAM | WRIGHT**

**SAM REPCHUK**  
sam@williamwright.ca  
604.428.5255





## Overview

Well-appointed 3,800 square foot commercial space in the heart of Port Moody, currently improved as a martial arts studio. The unit offers a functional, flexible layout suited for fitness, wellness, dance, or other service-oriented uses. Features include an open training area with high ceilings, along with existing improvements such as specialized flooring, reception area, change rooms, and ancillary office or storage space—providing a turnkey opportunity or cost-effective conversion for a variety of users.



End Cap Unit



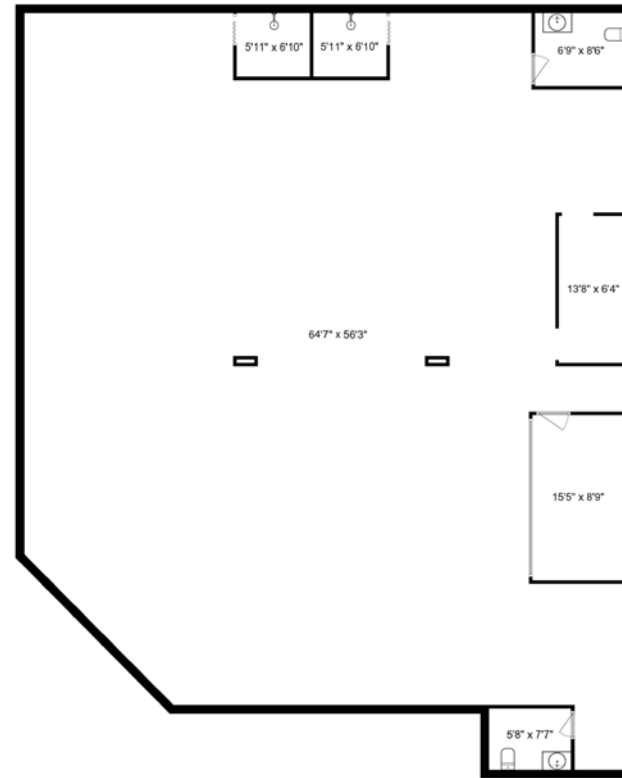
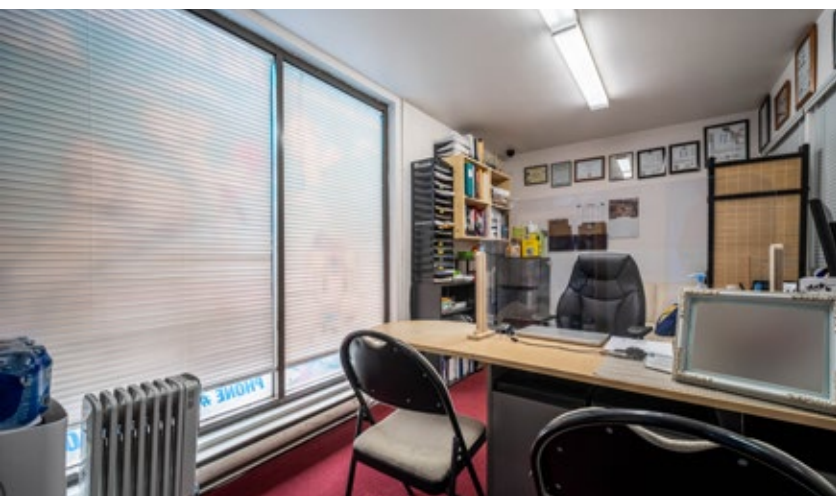
Ample Parking



Pylon Signage Opportunity



Flexible Layout

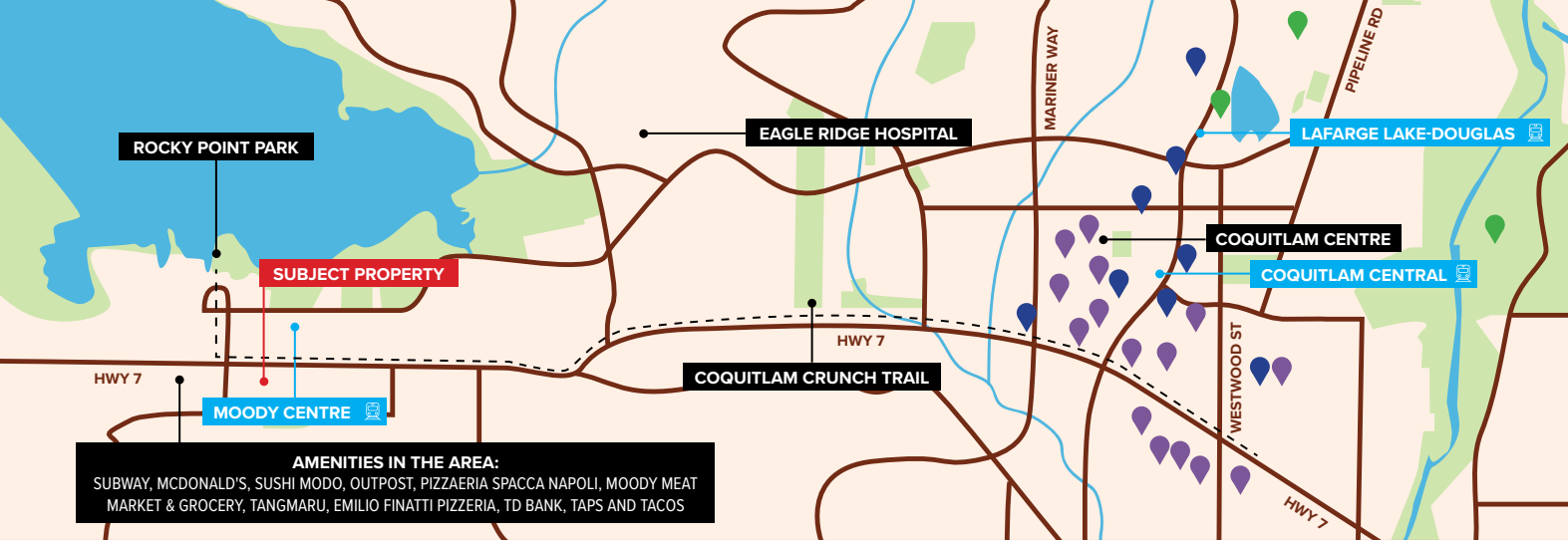


## Salient Facts

<b>Size</b>	± 3,800 SQFT
<b>Parking</b>	Surface
<b>Zoning</b>	C3
<b>Basic Rent</b>	\$23/FT
<b>Additional Rent</b>	\$11.84/FT

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





**AMENITIES IN THE AREA:**  
 SUBWAY, MCDONALD'S, SUSHI MODO, OUTPOST, PIZZERIA SPACCA NAPOLI, MOODY MEAT MARKET & GROCERY, TANGMARU, EMILIO FINATTI PIZZERIA, TD BANK, TAPS AND TACOS

## Getting Around Port Moody

Situated in the heart of Port Moody's thriving commercial district, the property is surrounded by key amenities, including Suter Brook Village, Brewers Row, Rocky Point Park, and major retailers such as Thrifty Foods and Shoppers Drug Mart. The area boasts a growing residential population, a vibrant business community, and a strong customer base, making it an ideal opportunity for businesses looking to establish a presence in a high-demand location.



Vehicles Passing Daily <b>28,000</b>	Moody Centre Station <b>1 Min Drive</b>	Coquitlam Central Station <b>13 Mins Drive</b>	Highway 1 <b>10 Mins Drive</b>	Inlet Centre Station <b>6 Mins Drive</b>
	Burnaby <b>20 Mins Drive</b>	Surrey <b>23 Mins Drive</b>	Downtown Vancouver <b>35 Mins Drive</b>	YVR International Airport <b>60 Mins Drive</b>

The property is highly accessible by public transit, with Moody Centre Station just minutes away, providing access to the Evergreen SkyTrain Line and the West Coast Express, offering a direct connection to downtown Vancouver. Multiple bus routes run along St. John's Street, ensuring seamless connectivity to surrounding neighborhoods and key destinations across the Tri-Cities. This prime location makes commuting easy for both customers and employees, further enhancing the space's appeal.

## Amenities

- Retail**
  - Walmart Supercentre
  - London Drugs
  - Shoppers Drug Mart
  - Safeway
  - BCLIQUOR Store
  - The Brick
  - Winners
  - Real Canadian Superstore
  - Hudson's Bay
  - Best Buy
  - Chapters
  - T&T Supermarket
  - Save-On-Foods
  - Planet Fitness
  - Coquitlam Centre
  - H-Mart Coquitlam Centre
- Services**
  - Coquitlam Public Library
  - Coquitlam City Hall
  - Scotiabank
  - BMO Bank of Montreal
  - RBC Royal Bank
  - TD Canada Trust
  - CIBC
  - Douglas College Coquitlam
- Parks**
  - Coquitlam River Park
  - Lafarge Lake Park
  - Town Centre Park

## For More Information Contact

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