



1024 Ridgeway Avenue  
Coquitlam, BC

## Austin Heights Centre

With excellent exposure from Nelson Street & Austin Avenue, the subject property offers a professional tenant mix including general/medical office users, retail/food groups, and national anchor Tenant BMO.

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# 1024 Ridgeway Avenue

## Coquitlam, BC



### Location

Located in the heart of the Austin Avenue corridor in Coquitlam, this mixed-use professional building is within steps of transit and numerous amenities. Generous and convenient parking options with an abundance of well-planned natural light make this property a must look for any professional user.

### Building Description

Austin Heights Centre was solidly built in 1980 with numerous improvements including a new roof in 2016, updated common areas, plumbing upgrades and more. The building has an excellent tenant mix anchored by BMO with secured and convenient parking off of Austin Avenue. A proactive and experienced property management only add to the long list of attributes for the property.

### Available Units

Unit	Lease Rate	Add'l Rent (2026 est.)	Availability	Size
200	\$22.00/SF	\$21.32/SF	Immediate	2,664 SF
205	\$22.00/SF	\$21.32/SF	Oct 1, 2026	846 SF

**Jesse Godin**

Senior Associate

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### Property Details

#### Zoning

C-2

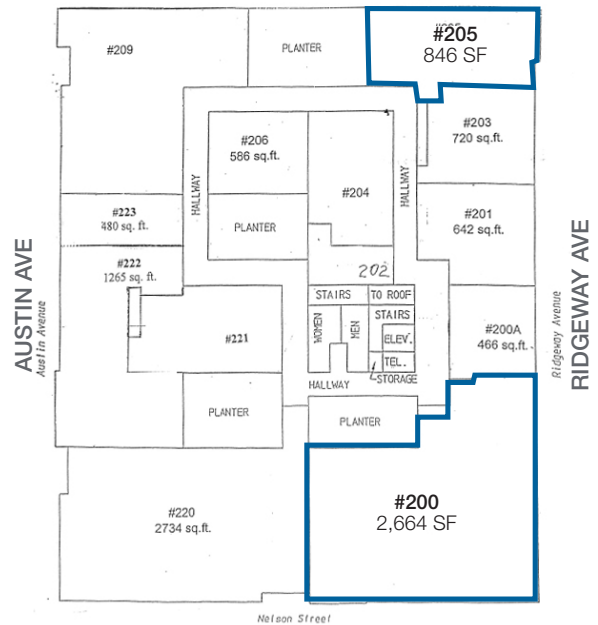
#### Parking

Currently \$25.00 per random stall per month (subject to change)

#### Highlights

- ▶ Amenities within steps
- ▶ Near transit
- ▶ Elevator access
- ▶ Natural light

### Floor Plan



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