

125 - 2660 BARNET HIGHWAY, COQUITLAM
BRAND-NEW SECOND-LEVEL MEZZANINE OFFICE SPACE

**FOR
LEASE**



WILLIAM | WRIGHT

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For Lease

Introducing an exceptionally finished, brand-new second-level mezzanine office space featuring 1,224 square feet of premium modern improvements. This corner suite has been meticulously built out with high-quality finishes and offers an ideal blend of private offices and open-concept workspace, making it suitable for a wide range of professional office users. Expansive window lines wrap the corner of the unit, allowing for abundant natural light and showcasing clear mountain views that create an elevated and inspiring work environment.

The thoughtfully designed layout supports productivity, collaboration, and modern workplace functionality while maintaining a sleek, contemporary aesthetic. The unit also features a dedicated kitchenette for staff convenience and a private in-suite washroom, offering enhanced comfort and exclusivity for its occupants. Situated in a well-managed complex with excellent accessibility, this turnkey office opportunity is ideal for businesses seeking a premium, move-in-ready workspace.





Property Highlights



Corner unit with exceptional natural light



Brand-new, high-quality buildout (turnkey condition)



Clear mountain views



1,224 sq. ft. modern office space



Salient Facts

SIZE

+/- 1,224 SQFT

PARKING

2 Stalls

ZONING

M-1

BASIC RENT

\$25.00/FT

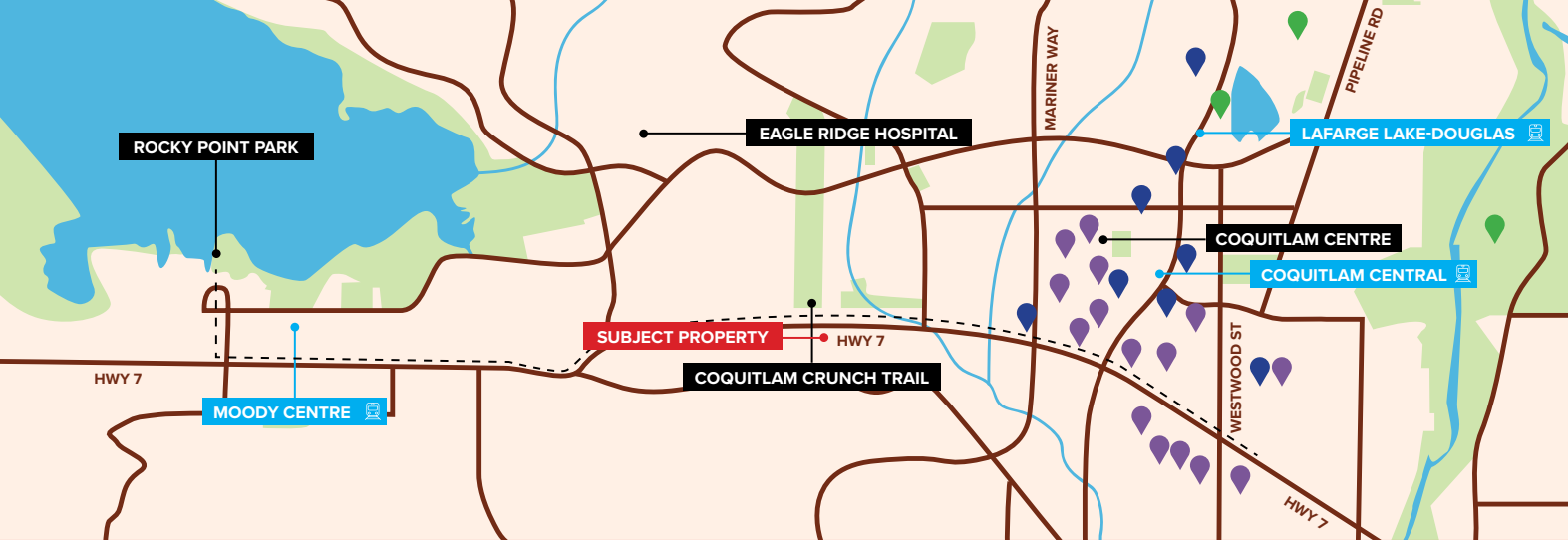
ADDITIONAL RENT

\$7.50/FT

MONTHLY RENT

\$3,315.00 + GST





Location & Transit

Ideally positioned along **Barnet Highway**, this property offers excellent connectivity within Coquitlam's established commercial corridor. The location provides quick access to major routes including **Lougheed Highway, Pinetree Way, and Highway 1**, ensuring seamless travel throughout Metro Vancouver. Public transit is readily available, with nearby bus routes and close proximity to the Evergreen Line SkyTrain, making it convenient for staff and clients alike.

Just minutes from **Coquitlam Centre**, the area is surrounded by a full range of retail, dining, and service amenities, as well as national retailers and fitness centres. The neighbourhood features a strong mix of commercial, office, and light industrial uses, creating a vibrant and well-supported business environment. This highly accessible and amenity-rich location offers exceptional convenience for businesses

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| Vehicles Passing Daily 28,000 | Coquitlam Central Station 4 Mins Drive | Inlet Centre Station 9 Mins Drive | Highway 1 10 Mins Drive | Future Falcon Station 6 Mins Walk |
| | Burnaby 20 Mins Drive | Surrey 23 Mins Drive | Downtown Vancouver 35 Mins Drive | YVR International Airport 60 Mins Drive |

seeking a professional setting in one of Coquitlam's most desirable commercial hubs.

The property is exceptionally well-served by transit, with multiple bus routes operating along Barnet Highway and Johnson Street, including **Routes 152, 153, 160, 183, 186, 187, 188, 191**, and the **N9 NightBus**, all providing direct connections to **Coquitlam Central Station, Lougheed Town Centre, Port Moody**, and surrounding neighbourhoods. **Coquitlam Central SkyTrain Station** on the Evergreen (Millennium) Line is only a short bus ride or 15–20-minute walk away, offering rapid access to Burnaby, New Westminister, and Vancouver, as well as transfers to the West Coast Express commuter rail.

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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