



# FOR LEASE

**2427/2429/2431 Canoe Avenue,  
Coquitlam**



For more information, please contact

**Derek Tullis 604.931.5551**

Personal Real Estate Corporation

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

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



E& 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

Opportunity to lease warehouse space in Coquitlam within the Mayfair Industrial park.

### LOCATION

The subject property is centrally located in Coquitlam with easy access to major Highways.

### AVAILABILITY

#### **2427 Canoe Avenue - 3,300 sqft\***

Available September 1, 2025

#### FEATURES:

- 450 sqft office
- 2,850 sqft warehouse
- 20 foot ceiling height
- Loading dock.

Base Rent	\$18.00 per sqft
Additional Rent	\$ 8.87 per sq ft
<b>Total Gross Monthly Rent</b>	<b>\$7,389.25 (plus GST)</b>

#### **2429 Canoe Avenue - 3,300 sqft\***

Available June 1, 2025

#### FEATURES:

- 720 sqft office
- 2,436 sqft warehouse
- Mainfloor showroom with two washrooms and one private office.
- Three offices on the second floor.

Base Rent	\$18.00 per sqft
Additional Rent	\$ 9.72 per sq ft
<b>Total Gross Monthly Rent</b>	<b>\$7,623.00 (plus GST)</b>

\* units can be combined to lease a total of 11,300 sqft

NOTE: Dock Loading can be converted to Grade Loading

#### **2431 Canoe Avenue - 4,700 sqft\***

Available June 1, 2025

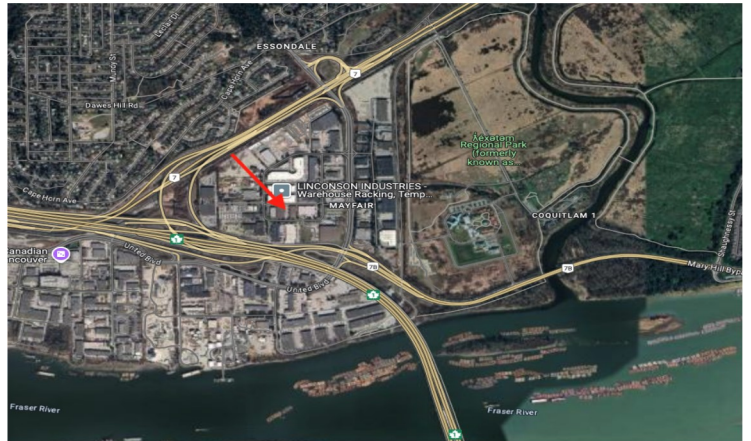
#### FEATURES:

- 704 sqft office
- 3,868 sqft warehouse
- Rough in washroom in warehouse
- Two main floor offices
- Bathroom
- Showroom
- Kitchenette

Base Rent	\$18.00 per sqft
Additional Rent	\$ 9.28 per sq ft
<b>Total Gross Monthly Rent</b>	<b>\$10,684.67 (plus GST)</b>

### ZONING

M2 - Ask agent for further details.



For more information, please contact

**Derek Tullis 604.931.5551**

Personal Real Estate Corporation

E derek@tullisrealty.com

W tullisrealty.com

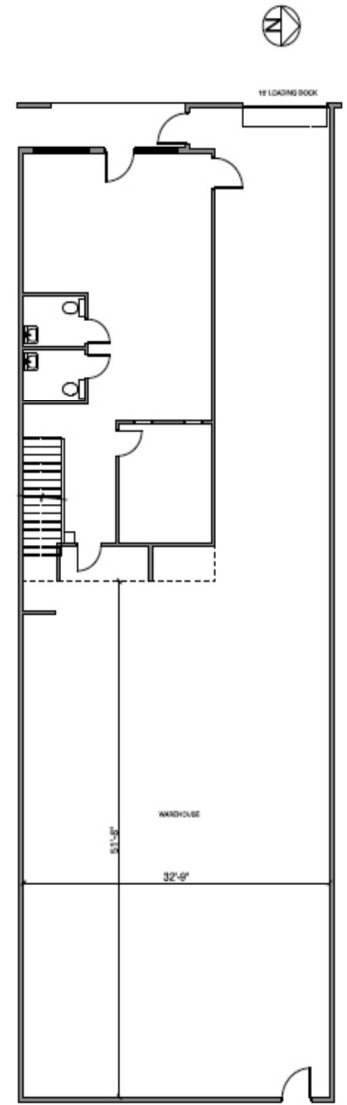
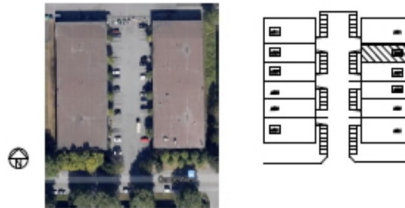
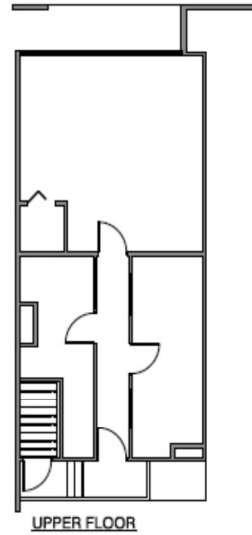


ES & O.E. This communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advice, make this submission to prior sale or lease, change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



# FOR LEASE

**2429 Canoe Avenue**



MAIN FLOOR



NOTE: DIMENSIONS SHOWN MAY NOT REFLECT ON SITE MEASUREMENTS



Mason Investments Ltd

2429 CANOE AVENUE  
(MAYFAIR INDUSTRIAL PARK) COQUITLAM, B.C.

For more information, please contact

**Derek Tullis 604.931.5551**

Personal Real Estate Corporation

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

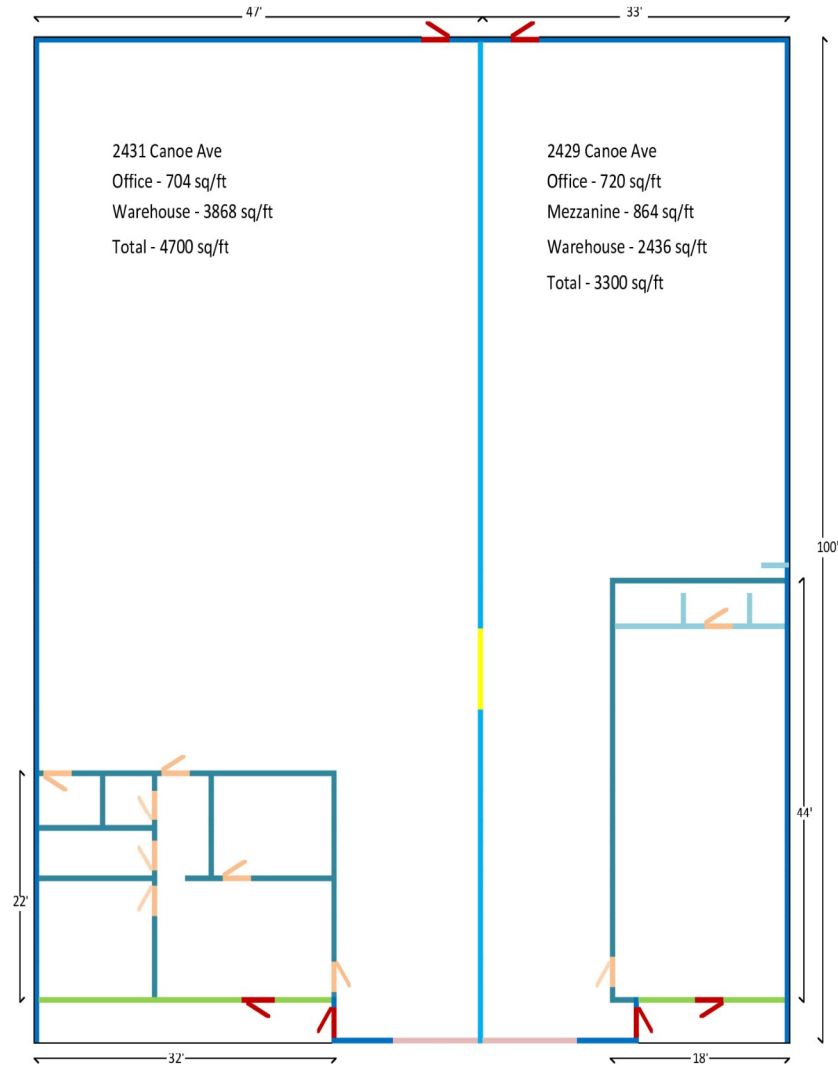
W [tullisrealty.com](http://tullisrealty.com)

E & 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

## 2431 Canoe Avenue



For more information, please contact

**Derek Tullis 604.931.5551**

Personal Real Estate Corporation

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

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

E& 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.

