 **JLL** SEE A BRIGHTER WAY

For sublease

#8-1300 Woolridge Street, Coquitlam

4,693 SF Commercial Space
with Grade Loading

PROPERTY HIGHLIGHTS

This property has been professionally updated with quality finishings for the office space, showroom area and second floor area. New lighting, t-bar, fresh paint and resurfaced floors, this space is turnkey for any new business to take over.



24' clear ceiling height



Grade level loading



Concrete tilt-up



Fully sprinklered



High traffic exposure and visibility



Ample parking

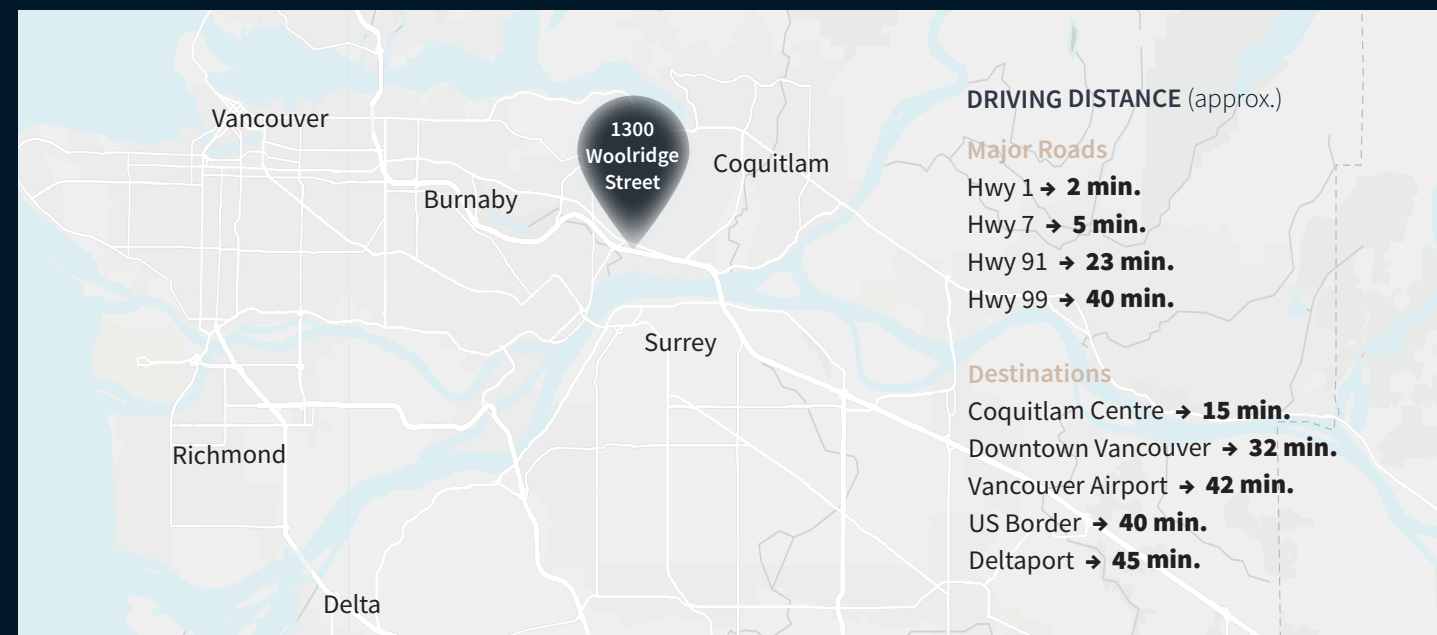
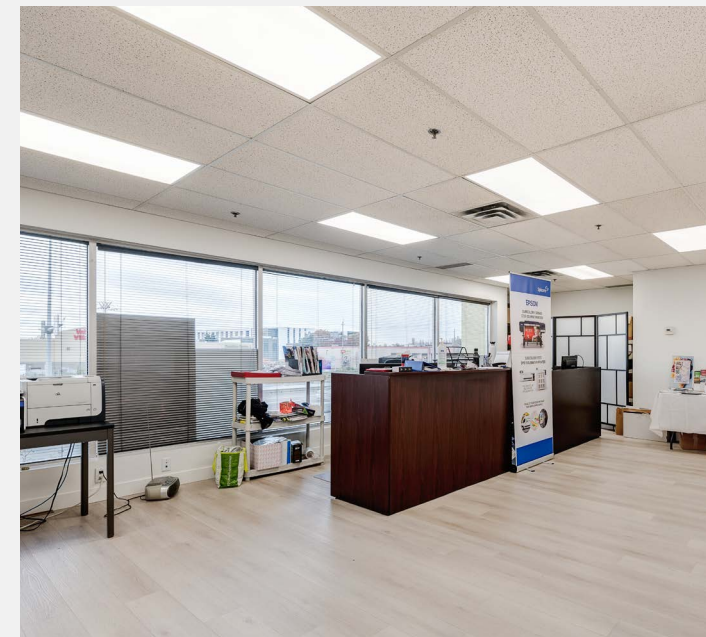
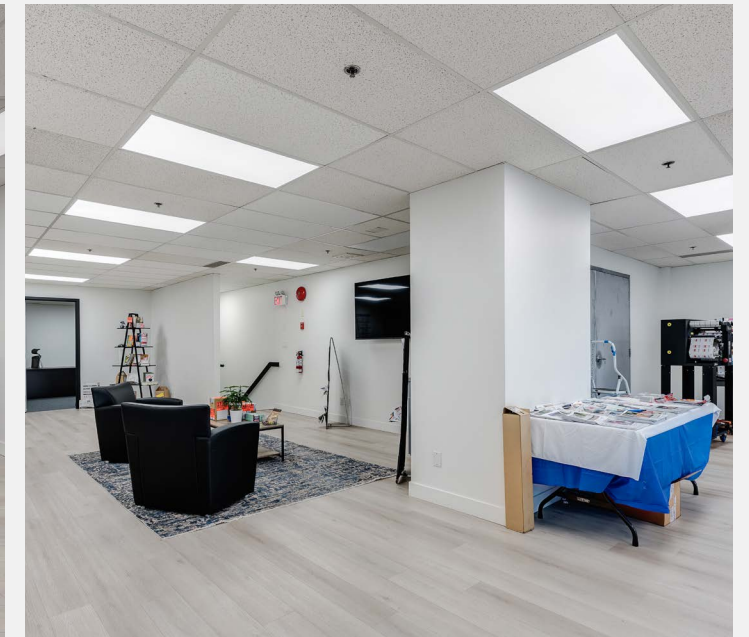


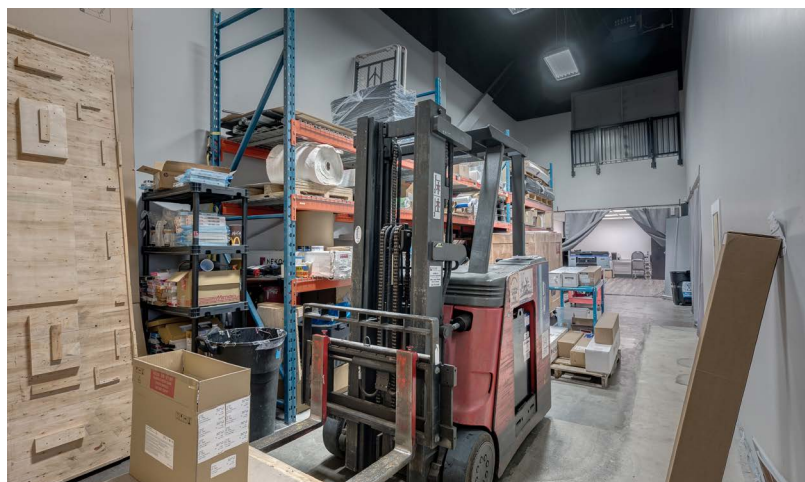
Professionally finished

LOCATION

The subject property is situated at 1300 Woolridge Street in Coquitlam, a rapidly growing city in Metro Vancouver. This prime location offers excellent accessibility, being just minutes from Highway 1 and the Lougheed Highway. The property benefits from its proximity to the Millennium Line's Burquitlam SkyTrain station, providing quick connections to Vancouver, Burnaby, and other parts of the Lower Mainland. Additionally, it's conveniently close to shopping centers, parks, and other amenities, making it an attractive location for both businesses and residents.

Building Area	4,693 SF
Sublease Rate	\$18.00
Operating Costs(PSF)	\$8.99
Sublease Term	Expiring January 31, 2027





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