

City Centre Office

"Spirit Square" Location



Prime street level retail space with zoning exemption for personal health care

- **Own your medical/dental office facility in a destination location by City Hall**
- **City Centre walking courtyard frontage - quiet yet convenient**
- **Many amenities nearby - Coquitlam City Hall, Lafarge Lake Park, City Library**
- **Skytrain service arriving to the area in 2016 - Close to Translink Terminal**
- **Large population in the new high rises around Coquitlam Centre**
- **Offered for Sale at \$533 / square foot: 936 square feet. for \$499,900.00!**

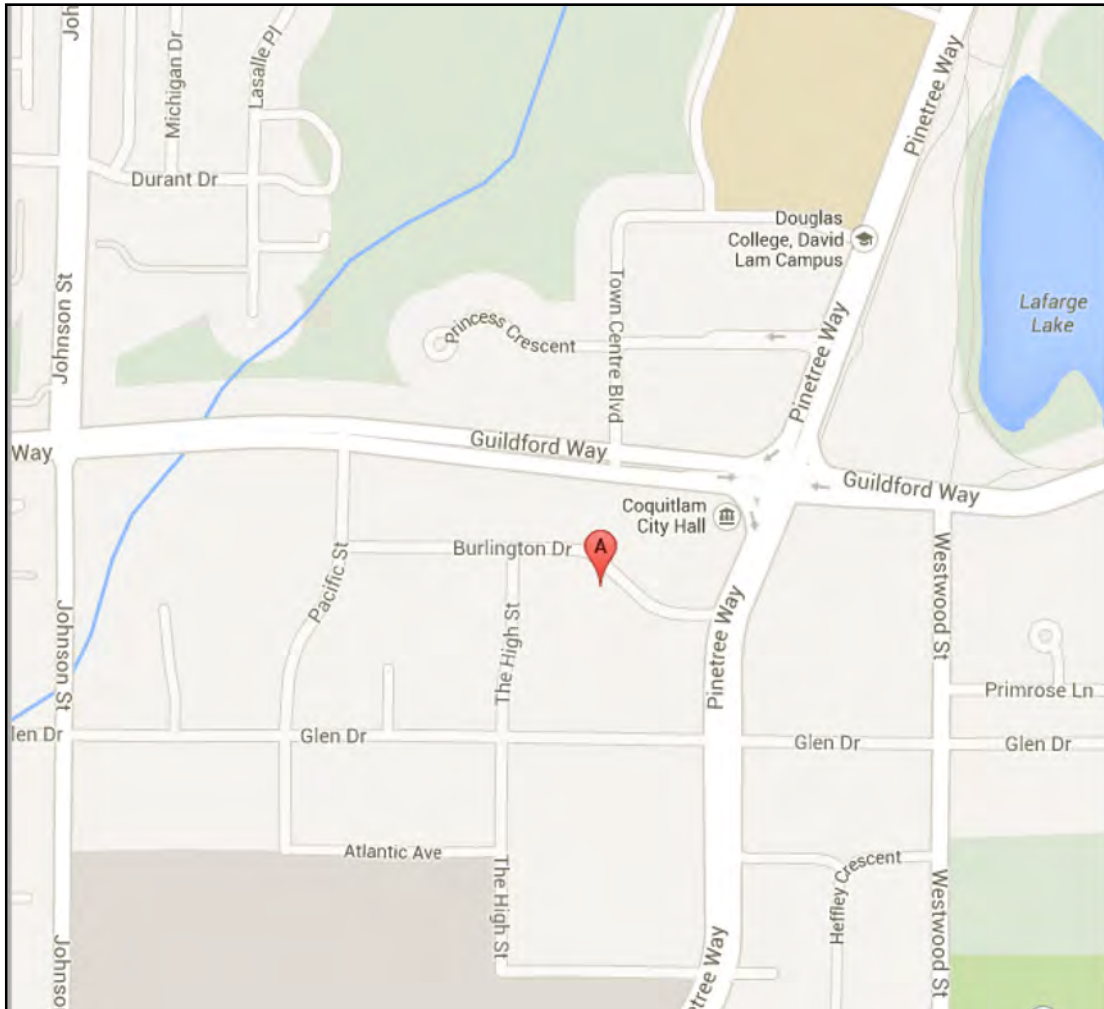
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Easy to find Office Beside Coquitlam City Hall



Set up your practice for the long term with an accessible destination location!

- 2 reserved parking spots - plenty of guest / client parking underground
- Extensive existing leasehold improvements with 4 separate examination rooms
- Annual Property Tax: \$9200/2013 - Low Strata Maintenance fee - \$237.00 / month

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