



## ► 1,600 SF Exclusive Office Space in Lincoln Centre

### Location

The subject property is located at the corner of Ponderosa Street and Lincoln Avenue. This central location offers easy access to all key business markets via Lougheed highway and Highway 7 and is walking distance to Lincoln SkyTrain station and Coquitlam Centre.

### Highlights

- Air Conditioning
- Ample Parking
- Handicap Accessible Facility
- Close to Rapid Transit

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**FOR SUBLEASE | OFFICE**  
**SUITE 223A - 3030 LINCOLN AVE**  
**COQUITLAM, BC**

**Zoning**

C2 (General Commercial)

**Features**

- ▶ Ample Office area
- ▶ Window Exposure
- ▶ 3 Private Offices
- ▶ 1 Large Open Room
- ▶ Reception

**Available Space**

1,600 SF

**Lease Rate**

\$17.00 PSF

**Additional Rate**

\$13.10 PSF

**Availability**

Immediate

**Sublease Term**

December 31, 2021



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