



FOR LEASE

WAREHOUSE / OFFICE SPACE & FENCED OUTSIDE STORAGE 1770 McLean Avenue, Port Coquitlam, BC



LOCATION:

The subject property is located in the City of Port Coquitlam on McLean Avenue, one half block south of Kingsway Avenue, the principal east/west commercial artery connecting the Mary Hill Bypass to the Port Coquitlam Downtown area. All points in the Lower Mainland are now very conveniently accessed from the subject property by the new and improved, Mary Hill Bypass, Trans Canada Highway, Lougheed Highway and the Broadway connector.

ZONING:

M3

FEATURES:

- Landlord will fully renovate the office space with new paint
- Office contains one (1) boardroom, open area showroom, large private work area
- Coffee bar and sink on mezzanine
- Two (2) washrooms
- Large grade level loading door (10'x12') plus option to use dock level ramp
- Three-phase 100 AMP electrical service
- 18' clear ceiling heights
- Structural mezzanine free of charge
- Outside storage area free of charge
- Painted warehouse walls

PARKING:

Open area parking

Unit	Main Floor Warehouse	Main Floor Office	Total Square Feet	Base Rent Per Sq. Ft. Plus GST	Op Costs & Taxes Per Sq. Ft. Plus GST	Available
#15&16	4,926 sq. ft.	1,121 sq. ft.	6,047 sq. ft.	\$12.00	\$4.35	Apr 1, 2019

For Further Information, Please Contact:

*PETER HALL / BRADEN HALL / STEVE HALL - RE/MAX CENTRAL

*Personal Real Estate Corporation

Telephone: (604) 718-7300 * Facsimile: (604) 718-7307

E-Mail: peter@davieshall.ca braden@davieshall.ca steve@davieshall.ca

Website: www.davieshall.ca

