



FOR LEASE

HIGH EXPOSURE OFFICE/WAREHOUSE

#117, #118, #119 - 1650 Broadway Street, Port Coquitlam, BC



LOCATION: The subject premise is located at 1650 Broadway Street in Port Coquitlam. Centralized in Greater Vancouver, this strategic location allows for convenient access to all major locations via the Trans Canada Hwy, the Lougheed Hwy and the Mary Hill Bypass.

ZONING: M-2

BUILDING FEATURES: #119 - Office/Showroom

- Fully air-conditioned
- Finished large showroom/reception area
- Three (3) private offices with natural light
- T-bar ceiling and fluorescent lighting
- Will be newly painted
- New carpets to be installed
- Large lunchroom
- Two (2) washrooms

#119 - Warehouse

- 3 phase, 100 amp power available
- 21' clear ceiling heights
- Concrete tilt-up construction
- Four forced air, gas fired warehouse heating units
- Fluorescent lighting
- Two (2) 12'x14' grade level loading doors
- Two (2) dock loading doors

Note: Units 117 and/or #118 will have small office/showroom with one (1) or two (2) washrooms

PARKING: Twenty two (22) parking stalls

UNIT	AVAILABLE AREA	PRICE PER SQ. FT. PLUS GST	PRICE PER MONTH PLUS GST	OP COSTS & PROPERTY TAXES PER SQ. FT. (est.)	OP COSTS & PROPERTY TAXES PER MONTH
117	2,925	\$13.00	\$3,168.75	\$4.83	\$1,177.31
118	5,850	\$12.00	\$5,850.00	\$4.83	\$2,354.63
118/119	8,775	\$11.00	\$8,043.75	\$4.83	\$3,531.94
119	11,700	\$10.50	\$10,237.50	\$4.83	\$4,709.25

For Further Information, Please Contact:

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