



FOR LEASE

Office/Warehouse

1525 Broadway Street, Port Coquitlam, B.C.



LOCATION: The subject premise is located on 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.

Lougheed Highway 5 minutes
Downtown Vancouver 35 minutes
Trans Canada Highway 5 minutes
U.S. Border 35 minutes

ZONING: M-1

DIMENSIONS: 33'x131' (approx.)

FEATURES:

Office:

- Nicely finished floors
- Two (2) private offices
- Lots of windows for natural lights
- Coffee bar & sink
- Electric baseboard heating

Warehouse:

- Natural gas heating
- One (1) 12' X 14' (approx.) grade level loading door
- One (1) 8' x 10' (approx.) dock level loading door
- 25' ceiling height (approx.)
- One (1) handicap accessible washroom

UNIT	OFFICE SQ. FT.	W/H SQ. FT.	TOTAL SQ. FT.	PRICE PER SQ. FT. PLUS GST	PRICE PER MONTH PLUS GST	OP COSTS & TAXES PER SQ. FT. PLUS GST Approx.	OP COSTS & TAXES PER MONTH PLUS GST Approx.	TOTAL COSTS PER MONTH PLUS GST	AVAILABLE
123	600	3,622	4,222	\$13.25	\$4,661.79	\$3.77	\$1,326.11	\$5,988.20	April 1, 2019

For Further Information, Please Contact:

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