



FOR LEASE

OFFICE/WAREHOUSE

1772 - 1776 Broadway Street, Port Coquitlam, B.C.



The Location:

The subject premise is located on Broadway Street in Port Coquitlam. Centralized in Greater Vancouver, just off of the Mary Hill Bypass, this strategic location allows for convenient access to all major locations via the Mary Hill Bypass, the Trans Canada Highway and the Lougheed Highway.

Lougheed Highway	2 minutes
Downtown Vancouver	35 minutes
Trans Canada Highway	5 minutes
U.S. Border	25 minutes

Building Features:

- Nicely finished offices
- Excellent parking in the front and back
- 22' clear ceiling heights
- Overhead unit gas heater
- Concrete tilt-up construction

Zoning:

M-1

Unit #	Main Floor Office Sq. Ft.	2nd Floor Office Sq. Ft.	Main Floor Warehouse Sq. Ft.	Total Sq. Ft.	Loading	Lease Rate Per Month. (+ GST)	Operating Costs & Taxes Per Month (Approx.)	Total Per Month (+ GST)	Available
1772 Broadway Street									
104	320	-	2,269	2,589	Dock	\$3,020.50	\$843.58	\$3,864.08	Apr.1 2019
123	505	-	2,215	2,720	Grade	\$3,173.33	\$886.27	\$4,059.60	Apr.1 2019
124/125	1,580	-	4,292	5,872	2 Docks 1 Grade	\$6,361.33	\$1,888.83	\$8,250.16	Immediately

For Further Information, Please Contact:

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

***Personal Real Estate Corporation**

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