



# FOR LEASE OFFICE/WAREHOUSE

## #107 - 1533 Broadway Street, Port Coquitlam, B.C.



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

**Zoning:** M-1

**Building Features:** - One (1) rear dock and one (1) rear grade level loading door per bay  
- 24' clear ceiling heights  
- First class office space  
- Concrete tilt construction  
- Overhead unit gas heaters

**Parking:** Excellent parking at front and back of unit free of charge

Unit	Main Floor Office Sq. Ft.	2 <sup>nd</sup> Floor Office Sq. Ft.	Main Floor Warehouse Sq. Ft.	Total Sq. Ft.	Lease Rate Per Month. (+ G.S.T.)	Operating Costs & Taxes Per Month (Approx)	Total Per Month (+ G.S.T.)	Available
107	1,550	1,155	2,676	5,381	\$6,053.63	\$1,269.02	\$7,322.65	Sept 1, 2019

For Further Information, Please Contact:

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