



# FOR LEASE

## KINGSWAY INDUSTRIAL CENTRE

### #2180 - 1368 Kingsway Avenue, Port Coquitlam, B.C.



**LOCATION:** The subject property is primarily located on Kingsway Avenue, the principal arterial connecting the Mary Hill Bypass to the central business district of Port Coquitlam. Access is excellent to Lougheed Highway and the Trans-Canada Highway via the Mary Hill Bypass and the recently upgraded Broadway Street.

**ZONING:** M-1 general industrial zoning providing for a broad range of light Industrial and service commercial uses.

<b>AREA:</b>	Main Floor Warehouse:	4,623 sq. ft.
	Second Floor Office:	<u>1,595 sq. ft.</u>
	Total:	6,218 sq. ft.

<b>FEATURES:</b>	<b><u>Second Floor Office</u></b>	<b><u>Main Floor Office</u></b>	<b><u>Warehouse</u></b>
	- Corner Unit with lots of glass for natural light	- Boardroom with private entrance (approx. 22'x15')	- Fully sprinklered
	- High quality entrance/reception		- Halogen lighting
	- Fully air-conditioned		- One (1) 12'x14' grade loading door
	- Seven (7) private offices		- One (1) 12'x8' grade loading door
	- High quality lighting and T-bar ceiling		- One (1) HC washroom
	- Coffee bar and sink		
	- One (1) washroom		

**PARKING:** Eight (8) parking stalls including loading door areas

**LEASE RATE:** \$15.50 per sq. ft. plus G.S.T. (or) \$8,031.58 plus G.S.T. per month

**OPERATING COSTS**

**& TAXES:** \$5.25 per sq. ft. plus G.S.T. (or) \$2,720.38 plus G.S.T. per month

**AVAILABLE:** Immediately

**For Further Information, Please Contact:**  
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