



# FOR LEASE

## OFFICE/WAREHOUSE

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



**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

**Zoning:** M-1

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

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
<b>1772 Broadway Street</b>									
120	500	-	2,089	2,589	Dock	\$3,128.38	\$886.73	\$4,015.11	Immediately
<b>1776 Broadway Street</b>									
110	500	-	2,220	2,720	1 Grade	\$3,286.67	\$956.53	\$4,243.20	Feb 1, 2020

**For Further Information, Please Contact:**  
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