FOR LEASE

HIGH EXPOSURE RETAIL/WHOLESALE SPACE

#101 & #102 -1320 KINGSWAY AVENUE PORT COQUITLAM, B.C.

LOCATION: The subject premise is located on Kingsway Avenue just off the highly traveled intersection of Kingsway Avenue and the Mary Hill Bypass in Port Coquitlam. Come join Wendys/Tim Hortons, Chevron and various other retail/wholesale businesses in this unique location.

ZONING: M-3

AREA:

Main Floor Office/Showroom:	2,451 sq. ft.
Second Floor Office:	2,451 sq. ft.
Main Floor Warehouse:	1,155 sq. ft.
Total:	6,057 sq. ft.

FEATURES:

MAIN FLOOR OFFICE SHOWROOM
- Corner unit with lots of windows
- High exposure to the Mary Hill Bypass and Kingsway Avenue
- Retail visibility to Tim Hortons/Wendy's Restaurants & The Chevron gas station
- Fully air-conditioned open area Reception, Showroom and Office work space
- Two (2) private offices
- Kitchen
- One (1) washroom

SECOND FLOOR OFFICE SHOWROOM
- Corner unit with lots of windows
- Fully air-conditioned open area Showroom and Office work space
- Two (2) private offices

MAIN FLOOR WAREHOUSE
- 21' clear ceiling heights
- One (1) 12' ft. x 14' ft. grade level loading door
- One (1) 10' ft. x 12' ft. grade level loading door
- One (1) washroom
- 3 phase electrical service

PARKING: Excellent common area parking

LEASE RATE: $23.00 per sq. ft. plus GST (or) $11,781.75 per month plus GST

OPERATING COSTS & PROPERTY TAXES: $2,040.00 per month plus GST *(Main Floor Only - excluding heat and light)*

For Further Information, Please Contact:
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