



# FOR LEASE

## OFFICE/WAREHOUSE

### 1525 BROADWAY STREET, PORT COQUITLAM, BC



#### 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
Downtown Vancouver:	35 minutes
Trans Canada Highway:	5 minutes
U.S. Border:	35 minutes

#### ZONING:

M-1

#### FEATURES:

##### Office:

- Nicely finished floors
- One (1) private office
- Lots of windows for natural light
- Electric baseboard heating

##### Warehouse:

- Natural gas heating
- One (1) 12' X 14' (approx.) grade level loading door
- One (1) 8' x 10' (approx.) dock level loading door
- 25' ceiling height (approx.)
- One (1) handicap accessible washroom

#### PARKING:

Excellent parking at front and back of unit free of charge

UNIT	OFFICE SQ. FT.	W/H SQ. FT.	TOTAL SQ. FT.	PRICE PER SQ. FT. PLUS GST	PRICE PER MONTH PLUS GST	OP COSTS & TAXES PER SQ. FT. PLUS GST	OP COSTS & TAXES PER MONTH PLUS GST	TOTAL COSTS PER MONTH PLUS GST	AVAILABLE
#104	805	3,395	4,200	\$24.00	\$8,400.00	\$5.32*	\$1,862.00*	\$10,262.00	Immediately
#105	400	3,822	4,222	\$24.00	\$8,444.00	\$5.32*	\$1,871.75*	\$10,315.75	Oct. 1, 2022

*\*Inclusive of Management Fee*

For Further Information, Please Contact:

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