

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 throughout
- Private offices/boardroom
- 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 #	Main Floor Office sq. ft.	Main Floor Warehouse sq. ft.	2 nd Floor Office sq. ft.	Total sq. ft.	Lease Rate Per Month (+ GST)	Operating Costs & Property Taxes Per Month (+GST)	Total Per Month (+ GST)	Available
101	1,488	5,152	1,488	8,128	\$16,256.00	\$3,854.03*	\$20,110.03	Apr. 1, 2023
113	700	3601	-	4,301	\$8,602.00	\$2,039.40*	\$10,641.40	June 1, 2023

**Inclusive of Management Fee*

For Further Information, Please Contact:
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