



FOR LEASE

CORNER OFFICE/WAREHOUSE

#108 - 137 GLACIER STREET, COQUITLAM, BC



LOCATION: The subject property is primely located in Mayfair Industrial Park on block east on United Boulevard. Mayfair Industrial Park is situated in the heart of the Trans-Canada Highway and Lougheed Highway corridor providing superior access and efficient distribution to all major market area throughout Metro Vancouver

ZONING: M-1 providing for a broad range of light industrial and service related businesses

AREA:

Main Floor Office/Showroom:	900 sq. ft.
Main Floor Warehouse:	1,100 sq. ft.
Second Floor Office:	1,000 sq. ft.
Second Floor Lunchroom:	<u>216 sq. ft.</u>
Total:	3,216 sq. ft.

FEATURES:	Main Floor Office/Showroom	Main Floor Warehouse	Second Floor Office
	- Fully air-conditioned	- 21' clear ceiling heights	- Abundance of natural light
	- Open area plan	- 3 phase 100 amp electrical	- Pre-engineered flooring
	- One (1) private office with windows	- Fluorescent lighting	- T-bar ceiling
	- Corner windows for an abundance of natural light	- Rear grade level loading door	- Fluorescent lighting
	- Pre-engineered flooring	- Gas unit heater	- Open work area
	- Fluorescent lighting		- One (1) private office
	- Opening windows for fresh air		- Two (2) washrooms
	- Blinds in windows		- Shower
	- One (1) washroom		- Blinds in windows
			- Half of the second floor is air-conditioned

PARKING: Three (3) parking stalls out front of unit plus two (2) at side of building.

OPERATING COSTS &

PROPERTY TAXES: \$7.19* per sq. ft. plus GST (or) \$1,926.92* per month plus GST
**Not including Heat & Light*

LEASE RATE: \$22.00 per sq. ft. plus GST (or) \$5,896.00 per month plus GST

AVAILABLE: 30 days notice

For Further Information, Please Contact:
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