



# 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 FL. OFFICE SQ. FT.	MAIN FL. WAREHOUSE SQ. FT.	2 <sup>ND</sup> FL. OFFICE SQ. FT.	TOTAL SQ.FT.	LEASE RATE PER MONTH (+ GST)	OP. COSTS & PROPERTY TAXES PER MONTH (+GST)	TOTAL PER MONTH (+ GST)	AVAILABLE
102	250	3,821	-	4,071	\$8,142.00	\$2,310.29*	\$10,452.29	60-90 Days Notice
114	752	3,648	752	5,152	\$10,304.00	\$2,923.76*	\$13,227.76	April 1, 2025

\*Inclusive of Management Fee/Not including Heat & Light

**For Further Information, Please Contact:**  
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