



# FOR LEASE

## OFFICE/WAREHOUSE

### 1772 & 1776 BROADWAY STREET, PORT COQUITLAM, BC



**LOCATION:** The subject premise is located on Broadway Street in Port Coquitlam. Centralized in Greater Vancouver, just off of the Mary Hill Bypass, this strategic location allows for convenient access to all major locations via The Mary Hill Bypass, The Trans-Canada Highway and The Lougheed Highway.

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

**ZONING:** M-1

- FEATURES:**
- Nicely finished offices
  - Excellent parking in the front and back
  - 22' clear ceiling heights
  - Overhead unit gas heater
  - Concrete tilt-up construction
  - Grade or Dock level loading

**PARKING:** Excellent parking at front and back of unit free of charge

Unit #	Main Floor Office SQ. FT.	Second Floor Office SQ. FT.	Main Floor Warehouse SQ. FT.	Total SQ. FT.	Loading	Lease Rate Per Month (+ GST)	Operating Costs & Property Taxes Per Month (+ GST)	Total Per Month (+ GST)	Available
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**1776 Broadway Street**

101/102	1,300	-	4,140	5,440	Grade	\$10,880.00	\$3,168.80*	\$14,048.80	Dec. 1/24
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\*Inclusive of Management Fee. Not including Heat & Light

**For Further Information, Please Contact:**  
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