



FOR LEASE

OFFICE/WAREHOUSE/MANUFACTURING SPACE #100 - 1638 LANGAN AVE, PORT COQUITLAM, B.C.



THE LOCATION: The subject premise is located on Langan Avenue in central Port Coquitlam, just off Kingsway and Broadway Avenue. Centralized in Metro Vancouver, this strategic location allows for convenient access to all major locations through the Mary Hill Bypass, the Trans-Canada Highway, the Lougheed Highway and through the Coast Meridian overpass to the Lougheed Highway.

Lougheed Highway:	2 minutes	Downtown Vancouver:	35 minutes
Trans-Canada Highway:	5 minutes	U.S. Border:	25 minutes

ZONING: M-1

AREA: 8,400 sq. ft.

FEATURES:

- 700 sq. ft. main floor office/showroom
- Two (2) large 12' x 14' grade level loading doors
- Two (2) washrooms
- Heavy Power 480v 150 amp (*to be confirmed by Tenant*)
- Excellent lighting
- Fully sprinklered
- Approximately 84' (width) x 100' (depth)

PARKING: Eight (8) parking stalls

LEASE RATE: \$16.00 per sq. ft. plus G.S.T. (or) \$11,200.00 per month plus G.S.T.

OPERATING COSTS & PROPERTY TAXES: \$5.20* per sq. ft. plus G.S.T. (or) \$3,640.00* per month plus G.S.T.
**Excluding heat and light*

AVAILABLE: July 1, 2025

For Further Information, Please Contact:

BRADEN HALL / STEVE HALL / PETER HALL PREC* - RE/MAX CREST

**Personal Real Estate Corporation*

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