

# FOR LEASE

## OFFICE/WAREHOUSE

### 1533 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
Trans Canada Highway:	5 minutes
Downtown Vancouver:	35 minutes
U.S. Border:	35 minutes

#### ZONING:

M-1

#### FEATURES:

##### OFFICE

- First class office space
- HVAC system
- Open floor plan
- Private office
- Boardroom
- Two (2) female washrooms
- Two (2) male washrooms
- Kitchen/lunchroom

##### WAREHOUSE

- One (1) rear dock and three (3) rear grade level loading doors
- 24' clear ceiling heights
- Concrete tilt construction
- Overhead unit gas heaters

#### PARKING:

Excellent parking at front and back of unit free of charge

Unit	Main Floor Office SQ. FT.	2nd Floor Office SQ. FT.	Main Floor Warehouse SQ. FT.	Total SQ. FT.	Lease Rate Per Month (+ GST)	Operating Costs & Property Taxes Per Month (+GST)	Total Per Month (+GST)	Available
124/125	1,981	1,981	6,628	10,590	\$18,091.25	\$5,798.03*	\$23,889.28	April 1, 2025

\*Not including Heat & Light / Including Management Fee

**For Further Information, Please Contact:**

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

*\*Personal Real Estate Corporation*

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