

# FOR LEASE

## OFFICE/WAREHOUSE/MANUFACTURING SPACE

### 1770 MCLEAN AVENUE, PORT COQUITLAM, BC



#### LOCATION:

The subject property is located in the City of Port Coquitlam on McLean Avenue, one half block south of Kingsway Avenue, the principal east/west commercial artery connecting the Mary Hill Bypass to the Port Coquitlam Downtown area. All points in the Lower Mainland are now very conveniently accessed from the subject property by the new and improved, Mary Hill Bypass, Trans Canada Highway, Lougheed Highway and the Broadway connector.

#### ZONING:

M3

#### FEATURES:

- Landlord will fully renovate each units office space with new paint and flooring
- Each unit has large grade level loading doors (10'x12') plus option to use dock level ramp
- Three-phase 100 AMP electrical service in each unit
- 18' clear ceiling heights
- Each unit contains one (1) washroom to be renovated

#### PARKING:

Common area parking

UNIT #	SQ. FT.	LEASE RATE PER MONTH PLUS G.S.T.	OPERATING COSTS & PROPERTY TAXES PER MONTH PLUS G.S.T.	TOTAL PER MONTH PLUS G.S.T.	AVAILABLE
6	1,640	\$2,733.33	\$1,068.73*	\$3,802.06	July 1, 2025
7/8/9	4,405	\$7,341.67	\$2,870.59*	\$10,212.26	July 1, 2025
6/7/8/9	6,133	\$10,221.67	\$3,996.67*	\$14,218.34	July 1, 2025

*\*Including Management Fee / Not including Heat & Light*

For Further Information, Please Contact:

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

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