

**FOR
LEASE**

**1525 BROADWAY STREET
PORT COQUITLAM, BC**



BRADEN HALL

braden@davieshall.ca

(604)718-7302

STEVE HALL

steve@davieshall.ca

(604)718-7317

PETER HALL

PERSONAL REAL ESTATE CORPORATION

peter@davieshall.ca

(604)718-7303



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 Highway, the Lougheed Highway 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

UNIT 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. | 2ND FL. OFFICE SQ. FT. | TOTAL SQ.FT. | LEASE RATE PER MONTH (+ GST) | OP. COSTS & PROPERTY TAXES PER MONTH (+GST) | TOTAL PER MONTH (+ GST) | AVAILABLE |
|--------|-------------------------|----------------------------|------------------------|--------------|------------------------------|---------------------------------------------|-------------------------|-----------|
| 105 | 400 | 3,822 | 443 | 4,665 | \$7,969.38 | \$2,554.09* | \$10,523.47 | Now |
| 112 | 1,068 | 3,234 | - | 4,301 | \$7,347.54 | \$2,354.80* | \$9,702.34 | Now |
| 120 | 1,220 | 7,224 | - | 8,444 | \$14,425.17 | \$4,623.09* | \$19,048.26 | Feb. 1/26 |
| 124 | 700 | 3,600 | - | 4,300 | \$7,345.83 | \$2,354.25* | \$9,700.08 | Now |

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