

**FOR
LEASE**

**1525 BROADWAY STREET
PORT COQUITLAM, B.C.**



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, B.C.

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

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.	2 ND 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	\$6,997.50	\$2,554.09*	\$9,551.59	Immediately
112	1,068	3,234	-	4,301	\$7,347.54	\$2,354.80*	\$9,702.34	Immediately
120	1,220	7,224	-	8,444	\$12,666.00	\$4,623.09*	\$17,289.09	Immediately
124	700	3,600	-	4,300	\$7,345.83	\$2,354.25*	\$9,700.08	Immediately

*Including Management Fee / Not including Heat & Light

For Further Information, Please Contact:
BRADEN HALL / STEVE HALL / PETER HALL PREC* - RE/MAX CREST

**Personal Real Estate Corporation*

Telephone: (604) 718-7300 Website: davieshall.ca

E-Mail: braden@davieshall.ca / steve@davieshall.ca / peter@davieshall.ca