FOR LEASE

OFFICE/WAREHOUSE
1533 BROADWAY STREET
PORT COQUITLAM, B.C.



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DAVIES HALL Group
RE/MAX CREST REALTY

FOR LEASE

OFFICE/WAREHOUSE

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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.	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
110	420	3,851	-	4,271	$6,584.46	$2,349.05*	$8,933.51	Immediately

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

For Further Information, Please Contact:
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