

**FOR
LEASE**

**#9 - 1770 MCLEAN AVENUE
PORT COQUITLAM, B.C.**



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FOR LEASE

OFFICE/WAREHOUSE/MANUFACTURING SPACE

#9 - 1770 MCLEAN AVENUE

PORT COQUITLAM, B.C.

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 core area. All points in the Lower Mainland are now very conveniently accessed from the subject property by the new and improved, Mary Hill Bypass, Broadway Connector, Trans-Canada Highway and the Lougheed Highway.

ZONING: M-3**AREA:** 1,218 square feet**FEATURES:**

- Fully renovated with new lighting, flooring, washrooms and paint throughout
- Most units have 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
- One (1) handicap accessible washroom

PARKING: Common area parking**LEASE RATE:** \$20.00 per sq. ft. plus GST (or) \$2,030.00 per month plus GST**OPERATING COSTS &****PROPERTY TAXES:** \$7.82* per sq. ft. plus GST (or) \$793.73* per month plus GST
Including Management Fee / Not including Heat & Light*AVAILABLE:** Immediately

For Further Information, Please Contact:
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