

**FOR
LEASE**

**#208 – 1515 BROADWAY STREET
PORT COQUITLAM, B.C.**



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FOR LEASE
SECOND FLOOR OFFICE
#208 – 1515 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 Mary Hill Bypass, Lougheed Highway and the highly efficient Trans-Canada Highway

Lougheed Highway	5 minutes	Downtown Vancouver	35 minutes
Trans-Canada Highway	8 minutes	U.S. Border	35 minutes

ZONING: CD-9

AREA: 2,100 sq. ft.

UNIT FEATURES:

- Open office and reception area
- Three (3) private offices
- Boardroom/work area
- HVAC system
- Main floor reception
- One (1) washroom

PARKING: Two (2) designated parking stalls in front of unit plus one (1) designated parking stall located at back of unit plus visitor parking stalls onsite

LEASE RATE: \$11.00 per sq. ft. plus GST (or) \$1,925.00 per month plus GST

OPERATING COSTS & PROPERTY TAXES: \$8.51 per sq. ft. plus GST (or) \$1,489.25 month plus GST

HYDRO & GAS: \$2.50* per sq. ft. plus GST (or) \$437.50* per month plus GST
**Estimated*

AVAILABLE: May 1, 2026

For Further Information, Please Contact:
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