

**FOR  
LEASE**

**1368 KINGSWAY AVENUE  
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

### 1368 KINGSWAY AVENUE

### PORT COQUITLAM, BC

**LOCATION:** The subject property is primely located on Kingsway Avenue, the principal arterial connecting the Mary Hill Bypass to the central business district of Port Coquitlam. Access is excellent to Lougheed Highway and the Trans-Canada Highway via the Mary Hill Bypass and the recently upgraded Broadway Street

**ZONING:** M-1 general industrial zoning providing for a broad range of light Industrial and service commercial uses

**FEATURES:**

MAIN FLOOR OFFICE

- Clean store front with high quality awnings
- Coffee bar and sink
- LED lighting

MAIN FLOOR WAREHOUSE

- 21 ft. clear ceiling heights
- One (1) gas heater
- 3 phase 600/347volt, 208/120volt electrical power *(to be verified by the Tenant)*
- One (1) 12 ft. x 14 ft. overhead door per unit
- One (1) private washroom

SECOND FLOOR OFFICE

- Open work area
- Air Conditioning
- Coffee bar and sink
- One (1) private washroom
- LED lighting

**PARKING:** Five (5) parking stalls per unit.

UNIT	MAIN FLOOR OFFICE SQ. FT.	MAIN FLOOR WAREHOUSE SQ. FT.	SECOND FLOOR OFFICE SQ. FT.	TOTAL SQ. FT.	LEASE RATE PER MONTH PLUS G.S.T.	OP. COSTS & PROPERTY TAXES PER MONTH PLUS G.S.T.	TOTAL PER MONTH PLUS G.S.T.
1120	576	2,231	576	3,383	\$6,202.17	\$2,395.31*	\$8,597.48
1130	576	2,231	576	3,383	\$6,202.17	\$2,395.31*	\$8,597.48
1120/ 1130	1,152	4,462	1,152	6,766	\$12,404.34	\$4,790.62*	\$17,194.96

\*Not including Heat & Light/Calculated on Main Floor only

**AVAILABLE:** March 1, 2026

**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**