FOR LEASE

OFFICE/WAREHOUSE
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

DAVIES HALL Group
RE/MAX CREST REALTY

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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
- Office has own HVAC Heat Pump System
- LED lighting throughout
- Coffee bar & sink and space for fridge
- Handicap accessible washroom

Main Floor Warehouse
- 12 ft. x 14 ft. overhead door
- 21 ft. clear ceiling heights
- Two (2) gas unit heaters
- 3 phase 600/347 volt, 208/120 volt electrical power (to be verified by Tenant)
- One (1) handicap accessible washroom at back of unit

Second Floor Office
- Office has own HVAC Heat Pump System
- LED lighting throughout
- Coffee bar & sink and space for fridge
- One (1) washroom

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	$5,497.38	$2,395.31*	$7,892.69
1130	576	2,231	576	3,383	$5,497.38	$2,395.31*	$7,892.69
1120/ 1130	1,152	4,462	1,152	6,766	$10,994.75	$4,790.62*	$15,785.37

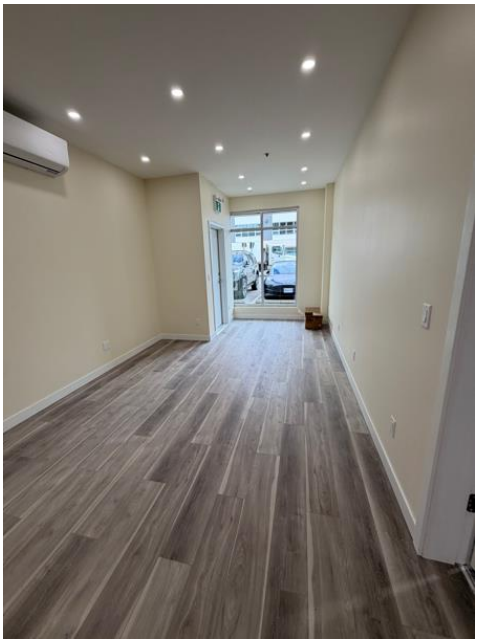
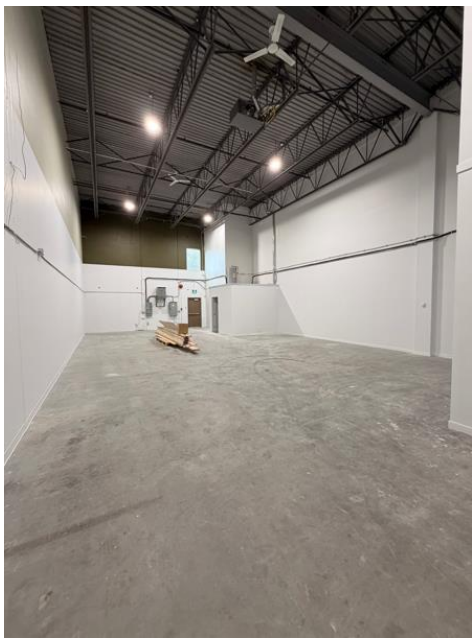
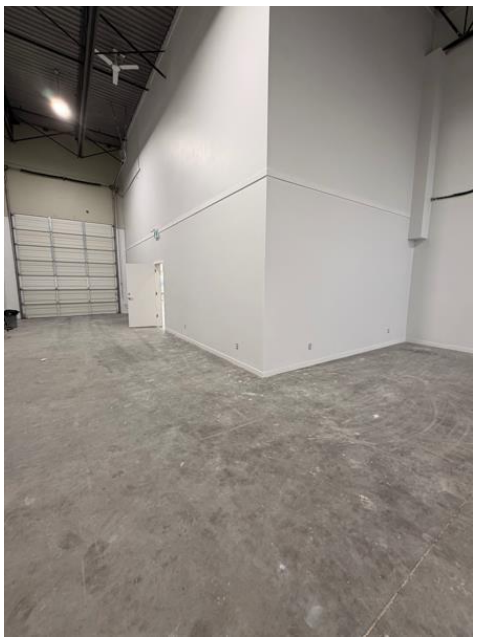
**Not including Heat & Light/Calculated on Main Floor only*

NOTE: On a five (5) year term the rates will be $18.00 per sq. ft. for years 1-2; $20.00 per sq. ft. for years 3-4; and $22.00 per sq. ft. for year 5 (plus GST)

AVAILABLE: Immediately

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

UNIT #1120




UNIT #1130



