

**FOR
LEASE**

**137 GLACIER STREET
COQUITLAM, BC**



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FOR LEASE

OFFICE/WAREHOUSE

137 GLACIER STREET, COQUITLAM, BC

LOCATION:

The subject property is primely located in Mayfair Industrial Park on block east on United Boulevard. Mayfair Industrial Park is situated in the heart of the Trans-Canada Highway and Lougheed Highway corridor providing superior access and efficient distribution to all major market areas throughout Metro Vancouver.

ZONING: M-2 providing for a broad range of light industrial and service related businesses

UNIT FEATURES:

Main Floor Office/Showroom

- Abundance of natural light
- T-bar ceiling and fluorescent lighting
- Open area plan
- Opening windows for fresh air
- Blinds in windows
- One (1) washroom

Main Floor Warehouse

- 21' clear ceiling heights
- 3 phase 100 amp electrical service
- Fluorescent lighting
- Rear grade level loading door
- Gas unit heater
- Concrete tilt-up Construction

Second Floor Office

- Abundance of natural light
- Carpeting throughout
- Open work area
- One (1) washroom
- Opening windows for fresh air
- Blinds in windows

PARKING: Five (5) parking stalls per unit

| UNIT | MAIN FLOOR SQ. FT. | SECOND FLOOR OFFICE SQ. FT. | TOTAL SQUARE FEET | 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. |
|---------|--------------------|-----------------------------|-------------------|----------------------------------|--|-----------------------------|
| 101 | 1,900 | 600 | 2,500 | \$4,166.67 | \$1,572.92* | \$5,739.59 |
| 102 | 2,000 | 500 | 2,500 | \$4,166.67 | \$1,572.92* | \$5,739.59 |
| 101/102 | 3,900 | 1,100 | 5,000 | \$8,333.34 | \$3,145.83* | \$11,479.18 |

* Not including Heat & Light/Including Management Fee

AVAILABLE: July 1, 2026