

**FOR
LEASE**

**OFFICE/WAREHOUSE
1525 BROADWAY STREET
PORT COQUITLAM, B.C.**



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FOR LEASE

OFFICE/WAREHOUSE

1525 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 Trans-Canada Highway, the Lougheed Highway and the Mary Hill Bypass.

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

ZONING:

M-1

FEATURES:

OFFICE

- Nicely finished floors throughout
- Private offices/boardroom
- Lots of windows for natural light
- Electric baseboard heating

WAREHOUSE

- Natural gas heating
- One (1) 12' X 14' (approx.) grade level loading door
- One (1) 8' x 10' (approx.) dock level loading door
- 25' ceiling height (approx.)
- One (1) handicap accessible washroom

PARKING:

Excellent parking at front and back of unit free of charge.

UNIT #	MAIN FL. OFFICE SQ. FT.	MAIN FL. WAREHOUSE SQ. FT.	2 ND FL. OFFICE SQ. FT.	TOTAL SQ.FT.	LEASE RATE PER MONTH (+ GST)	OP. COSTS & PROPERTY TAXES PER MONTH (+GST)	TOTAL PER MONTH (+ GST)	AVAILABLE
113	700	3,601	-	4,301	\$6,451.50	\$2,290.28*	\$8,741.78	Immediately
115	700	3,569	700	4,969	\$7,453.50	\$2,645.99	\$10,099.49	Immediately
116	700	3,245	-	3,945	\$5,917.50	\$2,100.71	\$8,018.21	Immediately
120	1,220	7,224	-	8,444	\$12,666.00	\$4,496.43*	\$17,162.43	Immediately

*Including Management Fee / Not including Heat & Light

For Further Information, Please Contact:

BRADEN HALL / STEVE HALL / PETER HALL PREC* - RE/MAX CREST

***Personal Real Estate Corporation**

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