

**FOR
LEASE**

**1772 & 1776 BROADWAY STREET
PORT COQUITLAM, BC**



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FOR LEASE

OFFICE/WAREHOUSE

1772 & 1776 BROADWAY STREET

PORT COQUITLAM, BC

LOCATION: The subject premise is located on Broadway Street in Port Coquitlam. Centralized in Greater Vancouver, just off of the Mary Hill Bypass, this strategic location allows for convenient access to all major locations via The Mary Hill Bypass, The Trans-Canada Highway and Lougheed Highway.

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

ZONING: M-1

- UNIT FEATURES:**
- Nicely finished offices
 - Excellent parking in the front and back
 - 22' clear ceiling heights
 - Overhead unit gas heater
 - Concrete tilt-up construction
 - Grade or Dock level loading

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

Unit #	Main Floor Office SQ. FT.	Second Floor Office SQ. FT.	Main Floor Warehouse SQ. FT.	Total SQ. FT.	Loading	Lease Rate Per Month (+ GST)	Operating Costs & Property Taxes Per Month (+ GST)	Total Per Month (+ GST)	Available
1772 Broadway Street									
120	500 approx.	-	2,089	2,589	1 Dock	\$4,099.25	\$1,382.96*	\$5,482.21	August 1, 2026
1776 Broadway Street									
114	400 approx.	-	2,216	2,616	1 Grade	\$3,924.00	\$1,382.12*	\$5,306.12	Immediately

*Including Management Fee/Excluding heat & light.

For Further Information, Please Contact:
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