FOR LEASE

OFFICE/WAREHOUSE
#106 - 1650 BROADWAY STREET
PORT COQUITLAM, BC



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DAVIES HALL Group
RE/MAX CREST REALTY

FOR LEASE

OFFICE/WAREHOUSE

#106 – 1650 BROADWAY STREET
PORT COQUITLAM, B.C.

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: M2

AREA: 3,114 sq. ft.

FEATURES:

OFFICE / SHOWROOM
- Finished front reception/ showroom area
- One (1) private office
- Tiled flooring throughout
- T-bar ceiling
- One (1) washroom

WAREHOUSE
- Painted and dry-walled
- 3 phase power available
- 21' clear ceiling heights
- Concrete tilt-up construction – forced air, gas fired warehouse heating unit
- Energy efficient lighting
- 10' x 12' grade level loading

PARKING: Stalls out front of unit between the yellow painted lines on both sides of the drive aisle

LEASE RATE: $22.00 per sq. ft. plus GST (or) $5,709.00 per month plus GST

OPERATING COSTS & PROPERTY TAXES: $8.55* per sq. ft. plus GST (or) $2,218.73* month plus GST
**Not including Heat & Light / Including Management Fee*

AVAILABLE: Immediately

For Further Information, Please Contact:
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