

**FOR
LEASE**

**137 GLACIER STREET
COQUITLAM, B.C.**



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



FOR LEASE

OFFICE/WAREHOUSE

137 GLACIER STREET

COQUITLAM, B.C.

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

FEATURES:

#106

- Abundance of natural light
- T-bar ceiling and fluorescent lighting
- 21' clear ceiling heights
- 3 phase 100 amp electrical service *(to be verified by Tenant)*
- Fluorescent lighting
- Rear grade level loading door
- Concrete tilt-up construction
- Opening windows for fresh air
- Two (2) washrooms

#107

- Abundance of natural light
- T-bar ceiling and fluorescent lighting
- 21' clear ceiling heights
- 3 phase 100 amp electrical service *(to be verified by Tenant)*
- Fluorescent lighting
- Rear grade level loading door
- Concrete tilt-up construction
- Opening windows for fresh air
- Two (2) washrooms

PARKING: Three (3) 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.	AVAILABLE
#106	2,000	500	2,500	\$4,166.67	\$1,572.92*	\$5,739.59	Nov. 1/2026
#107	2,000	500	2,500	\$4,166.67	\$1,572.92*	\$5,739.59	Aug. 1/2026

* Not including Heat & Light/Including Management Fee

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