FOR LEASE

OFFICE/WAREHOUSE
1525 BROADWAY STREET
PORT 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

DAVIES HALL Group
RE/MAX CREST REALTY

FOR LEASE

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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.	2ND 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	$2,218.60*	$8,670.10	Immediately
116	700	3,245	-	3,945	$5,917.50	$2,034.96*	$7,952.46	Immediately
120	1,220	7,224	-	8,444	$12,666.00	$4,355.70*	$17,021.70	Immediately
125	450	3,881	-	4,331	$6,496.50	$2,234.07*	$8,730.57	April 1, 2027

**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
Telephone: (604) 718-7300 Website: davieshall.ca
E-Mail: braden@davieshall.ca / steve@davieshall.ca / peter@davieshall.ca