FOR LEASE

OFFICE/WAREHOUSE
1772 & 1776 BROADWAY STREET
PORT COQUITLAM, BC



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

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OFFICE/WAREHOUSE

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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	Immediately
1776 Broadway Street									
120	500 approx.	-	2,089	2,589	1 Dock	$4,099.25	$1,382.96*	$5,482.21	June 1, 2027

**Including Management Fee/Excluding 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