FOR LEASE

OFFICE/WAREHOUSE
#119 - 1650 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

FOR LEASE

OFFICE/WAREHOUSE

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PORT COQUITLAM, B.C.

LOCATION:
The subject premises 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:

Main Floor Office:	1,331 sq. ft.
Main Floor Warehouse:	10,398 sq. ft.
Mezzanine:	1,446 sq. ft.
Total:	13,175 sq. ft.

FEATURES:

OFFICE / SHOWROOM
- Fully air-conditioned
- Finished large showroom/ reception area
- Three (3) private offices with natural light
- T-bar ceiling and fluorescent lighting
- Large lunchroom
- Two (2) washrooms

WAREHOUSE
- 3 phase 100 amp power available
- 21' clear ceiling heights
- Concrete tilt-up construction
- Four (4) forced air, gas fired warehouse heating units
- Fluorescent lighting
- Two (2) 12'x14' grade level loading doors
- Two (2) dock loading doors

PARKING: Twelve (12) parking stalls including loading bay area

LEASE RATE: $19.00 per sq. ft. plus GST (or) $20,860.42 per month plus GST

OPERATING COSTS & PROPERTY TAXES: $8.55* per sq. ft. plus GST (or) $9,387.19* month plus GST
**Not including Heat & Light / Including Management Fee*

AVAILABLE: May 1, 2027 or sooner

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