

**FOR  
LEASE**

**1772 & 1776 BROADWAY STREET  
PORT COQUITLAM, BC**



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# FOR LEASE

## OFFICE/WAREHOUSE

### 1772 & 1776 BROADWAY STREET

### 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
<b>1772 Broadway Street</b>									
121/122	1,200 approx.	-	4,110 approx.	5,310	1 Dock 1 Grade	\$8,628.75	\$2,854.13*	\$11,482.88	Immediately
<b>1776 Broadway Street</b>									
114	400 approx.	-	2,216 approx.	2,616	1 Grade	\$4,469.00	\$1,421.36*	\$5,890.36	Immediately

*\*Including Management Fee / Not including Heat & Light*