

**FOR
LEASE**

**1525 BROADWAY STREET
PORT COQUITLAM, BC**



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FOR LEASE

OFFICE/WAREHOUSE

1525 BROADWAY STREET, PORT COQUITLAM, BC

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

UNIT 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.	2 ND FL. OFFICE SQ. FT.	TOTAL SQ.FT.	LEASE RATE PER MONTH (+ GST)	OP. COSTS & PROPERTY TAXES PER MONTH (+GST)	TOTAL PER MONTH (+ GST)	AVAILABLE
105	400	3,822	443	4,665	\$8,552.50	\$2,592.96*	\$11,145.46	Now
112	1,068	3,234	-	4,301	\$7,885.17	\$2,392.31*	\$10,277.48	Nov. 1/25
120	1,220	7,224	-	8,444	\$14,777.00	\$4,693.46*	\$19,470.46	Feb. 1/26
124	700	3,600	-	4,300	\$7,883.33	\$2,390.08*	\$10,273.41	Now

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