



- ▶ **7,400 SF Available**
- ▶ **Broadway Business Park**

### Location and Development

The property is situated one-half block north of the Mary Hill Bypass, on the west side of Broadway Street. The Trans-Canada Highway is just five minutes west via the Mary Hill Bypass and the Lougheed Highway is just two minutes to the east.

Broadway Business Park is situated on over 30 acres comprised of over 650,000 square feet of first-class industrial and office/showroom space.

### Highlights

- ▶ Attractive and clean industrial park
- ▶ Dock or grade loading
- ▶ 22' warehouse ceilings
- ▶ Professional Landlord
- ▶ Front entrance, rear loading design

**Sebastian Espinosa** CCIM, SIOR  
Personal Real Estate Corporation  
Senior Vice President | Principal  
D 604.630.3396 C 604.783.8139  
sebastian.espinosa@lee-associates.com

**Steve Caldwell**  
Personal Real Estate Corporation  
Executive Vice President | Principal  
D 604.895.2224 C 604.809.3122  
steve.caldwell@lee-associates.com

# FOR LEASE | INDUSTRIAL 1585 BROADWAY STREET PORT COQUITLAM, BC

## Available Areas

| Unit           | Warehouse           | Ground Fl. Office | Second Floor | Total               | Loading           | Basic Rent                | Total Monthly + GST*      | Availability    |
|----------------|---------------------|-------------------|--------------|---------------------|-------------------|---------------------------|---------------------------|-----------------|
| 126-127        | 5,610 SF            | 943 SF            | 847 SF       | 7,400 SF            | 1 Dock & 1 Grade  | Contact Broker            | Contact Broker            | 30 Days' Notice |
| <del>109</del> | <del>2,724 SF</del> | <del>576 SF</del> | <del></del>  | <del>3,300 SF</del> | <del>1 Dock</del> | <del>Contact Broker</del> | <del>Contact Broker</del> | <b>LEASED</b>   |

\*All rental amounts are approximate and subject to change without notice. Rent Schedule will be provided upon accepted offer.  
Total Monthly includes Basic and Additional Rent.

## Zoning

M-1 (General Industrial) allowing for a wide range of light industrial uses.

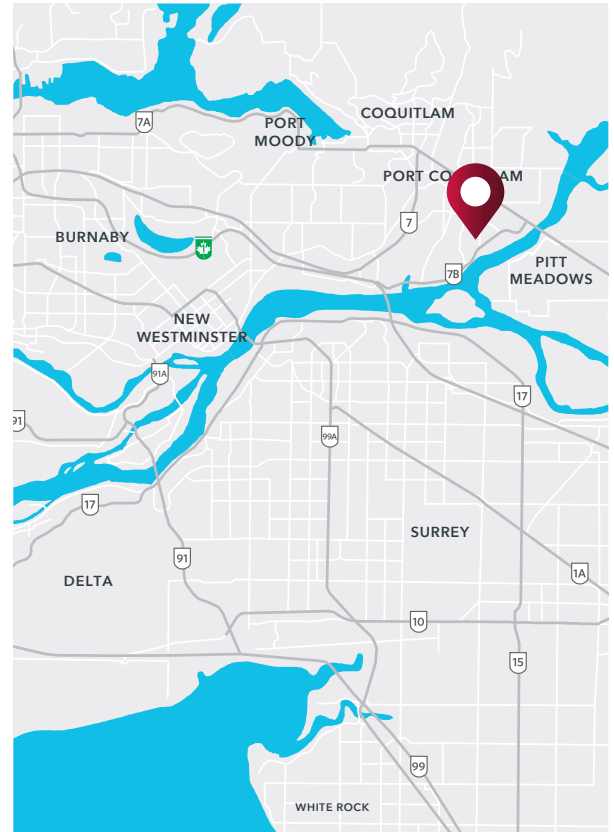
## Additional Rent\*\*

\$6.67 PSF per annum + 5% management fee

\*\*Based on an annual budget from August 2026 to July 2027.

## Features

- ▶ Ample natural light
- ▶ Tilt-up concrete construction with block façade
- ▶ 3 phase electrical power
- ▶ Ample parking
- ▶ Fully sprinklered



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