



**FOR  
SUBLEASE  
BELOW MARKET RENTS**

**UNIT 104**

**1338**

**UNITED  
BOULEVARD  
COQUITLAM, BC**

**10,723 SF**

**WAREHOUSE SPACE  
WITH 2 DOCK DOORS**



# The Opportunity

A unique opportunity to sublease a 10,723 sf warehouse space on United Boulevard with significantly below market rents. 2 dock loading doors, 22' clear ceiling heights and all ground floor rentable area. 3 phase electrical service and 1 washroom, this space is move in ready. Sublease term expires September 30, 2027.

# Location

The property is located on United Boulevard, and within immediate proximity to the Trans Canada Highway and Lougheed Highway. This desirable location offers quick access to major transportation routes, and is central within the hub of rapidly expanding Coquitlam. With nearby employee amenities such as transit, restaurants, shopping and services, this central and sought after location is one of the most strategic locations in Metro Vancouver.





# Highlights



UNIT SIZE  
**10,723 SF**



LEASE RATE  
**\$12.50 PSF**



ADDITIONAL RENT  
**\$6.35 PSF**



AVAILABLE  
**Immediately**



CEILING HEIGHT  
**22' clear**



LOADING  
**2 dock doors**



POWER  
**3-phase  
electrical service**



PARKING  
**Ample parking**



CONSTRUCTION  
**Concrete tilt-up**



WASHROOM  
**1 washroom**



ZONING  
**B-1 (Business Enterprise)**  
The zone provides for most types of industrial uses, office uses, commercial recreation uses and commercial uses which support industrial activities.







**Jonathan Jassebi\***

**Vice President**

**+1 778 883 8667**

**[jonathan.jassebi@jll.com](mailto:jonathan.jassebi@jll.com)**

\*Personal Real Estate Corporation



510 West Georgia Street, Suite 2150

Vancouver, BC V6B 0M3

Jones Lang LaSalle Real Estate Services, Inc.

**Team Listings**



© 2025 Jones Lang LaSalle Real Estate Services, Inc. All rights reserved. Information set out herein (the "Information") has not been verified by Jones Lang LaSalle Real Estate Services, Inc., Brokerage and any and all of its real estate agents/staff, and to all other divisions of the company (collectively "JLL"). JLL does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Given the limitations of the investigations, inquiries and verification that JLL have undertaken, the reliability of this Information must be treated with a suitable degree of caution and neither JLL or any of their affiliates accept any liability or responsibility for the accuracy or completeness of the information contained herein and no reliance should be placed on the information contained in this document. JLL does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from JLL.