

**FOR  
LEASE**

**137 GLACIER STREET  
COQUITLAM, B.C.**



**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**



# FOR LEASE

## OFFICE/WAREHOUSE

### 137 GLACIER STREET COQUITLAM, B.C.

**LOCATION:**

The subject property is primely located in Mayfair Industrial Park on block east on United Boulevard. Mayfair Industrial Park is situated in the heart of the Trans-Canada Highway and Lougheed Highway corridor providing superior access and efficient distribution to all major market areas throughout Metro Vancouver.

**ZONING:** M-2 providing for a broad range of light industrial and service related businesses

**FEATURES:**

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| <p><u>#106</u></p> <ul style="list-style-type: none"> <li>- Abundance of natural light</li> <li>- T-bar ceiling and fluorescent lighting</li> <li>- 21' clear ceiling heights</li> <li>- 3 phase 100 amp electrical service <i>(to be verified by Tenant)</i></li> <li>- Fluorescent lighting</li> <li>- Rear grade level loading door</li> <li>- Concrete tilt-up construction</li> <li>- Opening windows for fresh air</li> <li>- Two (2) washrooms</li> </ul> | <p><u>#107</u></p> <ul style="list-style-type: none"> <li>- Abundance of natural light</li> <li>- T-bar ceiling and fluorescent lighting</li> <li>- 21' clear ceiling heights</li> <li>- 3 phase 100 amp electrical service <i>(to be verified by Tenant)</i></li> <li>- Fluorescent lighting</li> <li>- Rear grade level loading door</li> <li>- Concrete tilt-up construction</li> <li>- Opening windows for fresh air</li> <li>- Two (2) washrooms</li> </ul> | <p><u>#108</u></p> <ul style="list-style-type: none"> <li>- Fully air-conditioned</li> <li>- Corner windows for an abundance of natural light</li> <li>- T-bar ceiling and fluorescent lighting</li> <li>- 21' clear ceiling heights</li> <li>- 3 phase 100 amp electrical service <i>(to be verified by Tenant)</i></li> <li>- Fluorescent lighting</li> <li>- Rear grade level loading door</li> <li>- Concrete tilt-up construction</li> <li>- Opening windows for fresh air</li> <li>- Three (3) washrooms; one with a shower</li> </ul> |
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**PARKING:** Three (3) parking stalls per unit

UNIT	MAIN FLOOR SQ. FT.	SECOND FLOOR OFFICE SQ. FT.	TOTAL SQUARE FEET	LEASE RATE PER MONTH PLUS G.S.T.	OP. COSTS & PROPERTY TAXES PER MONTH PLUS G.S.T.	TOTAL PER MONTH PLUS G.S.T.	AVAILABLE
#106	2,000	500	2,500	\$4,166.67	\$1,572.92*	\$5,739.59	Nov. 1/2026
#107	2,000	500	2,500	\$4,166.67	\$1,572.92*	\$5,739.59	Aug. 1/2026
#108	2,000	500	2,500	\$4,166.67	\$1,572.92*	\$5,739.59	Sept. 1/2026

\* Not including Heat & Light/Including Management Fee

**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**