



- ▶ **2,300 SF Streetfront Exposure Office/Warehouse**
- ▶ **Mary Hill Bypass Industrial District**

Location

The subject property is located north of the Mary Hill Bypass, on the west side of Broadway Street situated just south of Coast Meridian Overpass. 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.

Highlights

- ▶ Exposure to Broadway Street
- ▶ Two level office
- ▶ Security bars on windows & alarm system
- ▶ Private offices
- ▶ Grade level loading
- ▶ 3 phase power

Steve Caldwell

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FOR LEASE | OFFICE/WAREHOUSE
UNIT 2 - 1921 BROADWAY STREET
PORT COQUITLAM, BC

Zoning

M-3 (Light Industrial) allows for a wide range of industrial uses & limited retail sales.

Available Space

Warehouse	1,938 SF
Mezzanine	156 SF
Office	156 SF
Total	2,300 SF



Loading

1 grade door per unit

Rental Rate

\$2,875.00 per month

Taxes & Operating Costs

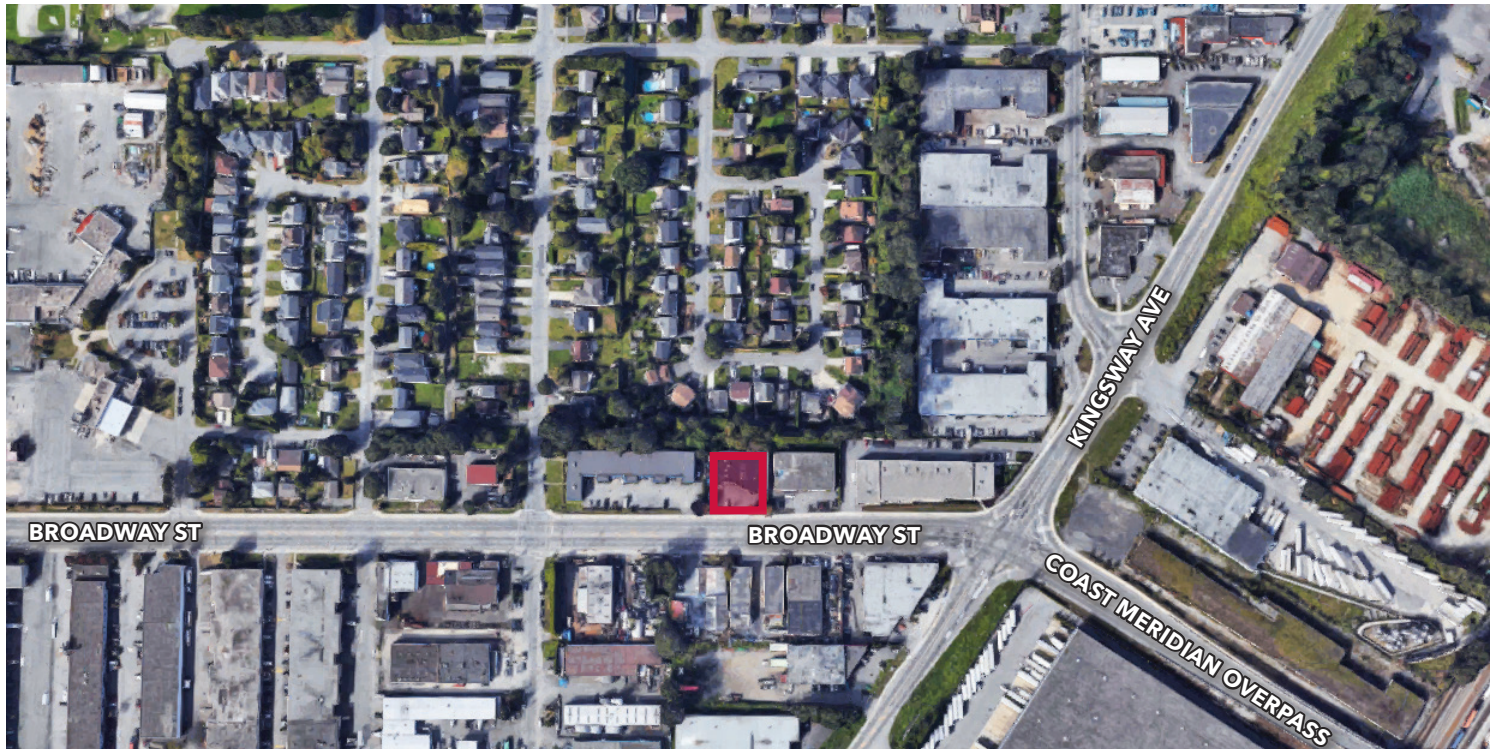
\$1,054.00 per month

Leasing Term

3 - 5 years

Availability

Immediate



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