

**FOR
LEASE**

**1368 KINGSWAY AVENUE
PORT COQUITLAM, BC**



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

1368 KINGSWAY AVENUE

PORT COQUITLAM, BC

LOCATION: The subject property is primely located on Kingsway Avenue, the principal arterial connecting the Mary Hill Bypass to the central business district of Port Coquitlam. Access is excellent to Lougheed Highway and the Trans-Canada Highway via the Mary Hill Bypass and the recently upgraded Broadway Street

ZONING: M-1 general industrial zoning providing for a broad range of light Industrial and service commercial uses

FEATURES:

Main Floor Office

- Office has own HVAC Heat Pump System
- LED lighting throughout
- Coffee bar & sink and space for fridge
- Handicap accessible washroom

Main Floor Warehouse

- 12 ft. x 14 ft. overhead door
- 21 ft. clear ceiling heights
- Two (2) gas unit heaters
- 3 phase 600/347 volt, 208/120 volt electrical power (to be verified by Tenant)
- One (1) handicap accessible washroom at back of unit

Second Floor Office

- Office has own HVAC Heat Pump System
- LED lighting throughout
- Coffee bar & sink and space for fridge
- One (1) washroom

PARKING: Five (5) parking stalls per unit

UNIT #	MAIN FLOOR OFFICE SQ. FT.	MAIN FLOOR WAREHOUSE SQ. FT.	SECOND FLOOR OFFICE SQ. FT.	TOTAL SQ. FT.	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.
1120	576	2,231	576	3,383	\$6,202.17	\$2,395.31*	\$8,597.48
1130	576	2,231	576	3,383	\$6,202.17	\$2,395.31*	\$8,597.48
1120/1130	1,152	4,462	1,152	6,766	\$12,404.34	\$4,790.62*	\$17,194.96

*Not including Heat & Light/Calculated on Main Floor only

AVAILABLE: Immediately

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