



CUSHMAN &
WAKEFIELD

FOR LEASE

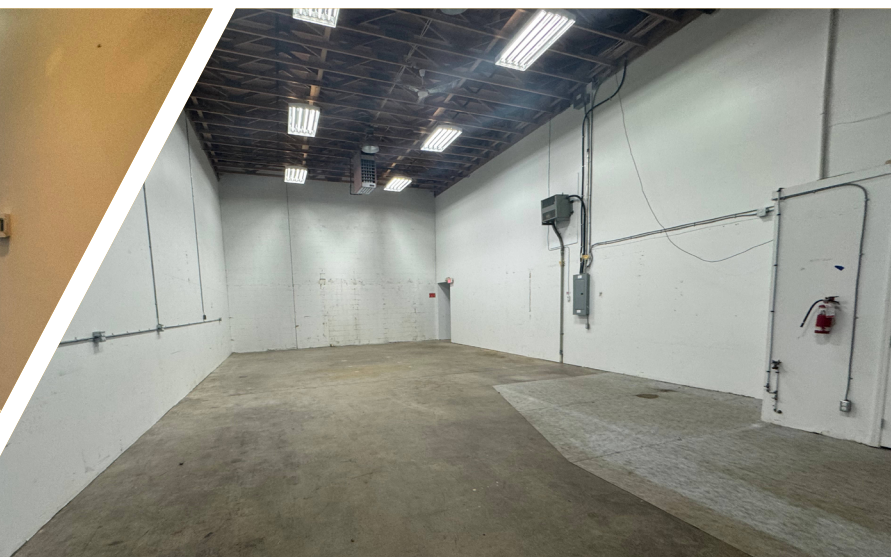
UNIT 2

1921
BROADWAY ST

PORT COQUITLAM, BC



*2,300 SF Office / Warehouse
with Street Frontage*



Location

The building is located on the west side of Broadway Street within the Mary Hill Industrial area. Easy access is granted via Kingsway Avenue and the Coast Meridian overpass to the north and the Mary Hill ByPass to the south.

Zoning

M-3 (Clean Industrial) - Permits a wide range of light industrial and related uses.

Building Features

- Street frontage
- Concrete block construction
- 12' x 14' grade loading
- Minimum 19' 8" ceiling height
- 3-phase electrical service
- Ceiling fans
- Forced-air gas warehouse heating
- Sprinklered
- Boardroom/showroom
- One (1) bathroom
- Two (2) parking stalls

Unit 2

Main Floor Office/Showroom	250 SF
Warehouse	1,591 SF
Main Floor Area	1,841 SF
Second Floor Office	459 SF
Total Available Area	2,300 SF

Basic Lease Rate

From \$3,823.75 per month, net, plus GST.

Additional Rent (2025)

Estimated at approximately \$1,562.08 per month, plus GST.

Availability

Immediate

Comments

A lease of minimum 3 years or longer will be required. Approximately 1,600 SF (25'X64') of fenced yard can be made available for \$800 per month, gross, plus GST.



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