

FOR SALE | INDUSTRIAL/OFFICE
#101-104 - 1515 BROADWAY STREET
PORT COQUITLAM, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ 11,420 to 14,411 SF Flex Office Units with Project Frontage
- ▶ High-End Office Buildout
- ▶ Mary Hill Business Park

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CELEBRATING OVER
50
YEARS IN VANCOUVER

Location

This property is ideally located just half a block north of the Mary Hill Bypass, on the west side of Broadway Street. With excellent transportation links, it offers quick and easy access to major routes—only five minutes to the Trans-Canada Highway via the Mary Hill Bypass, and just two minutes to the Lougheed Highway.

Features

- ▶ Tilt-up concrete construction (built 1998)
- ▶ Well-located and central industrial park
- ▶ High-end office finishes and features
- ▶ Front reception with built in speakers
- ▶ Full HVAC offices/open workstations/glass features
- ▶ Executive offices
- ▶ Boardroom
- ▶ Security system and dedicated monitoring system
- ▶ Kitchenette with stainless steel appliances
- ▶ 8 washrooms (including 1 male and 1 female with shower)
- ▶ 18 parking stalls
- ▶ 1 grade loading door
- ▶ 200A 600V power

Zoning

CD-9 Comprehensive Development zone that allows a wide variety of light industrial uses.

Available Areas

Unit	Main Floor	2nd Floor	Total
101-103	6,030 SF	5,390 SF	11,420 SF
104	1,541 SF	1,450 SF	2,991 SF
Total			14,411 SF

BC Assessment

\$7,406,000 (2025)

Property Taxes

\$77,195.50 (2024)

Asking Price

Units 101-103: \$6,406,000

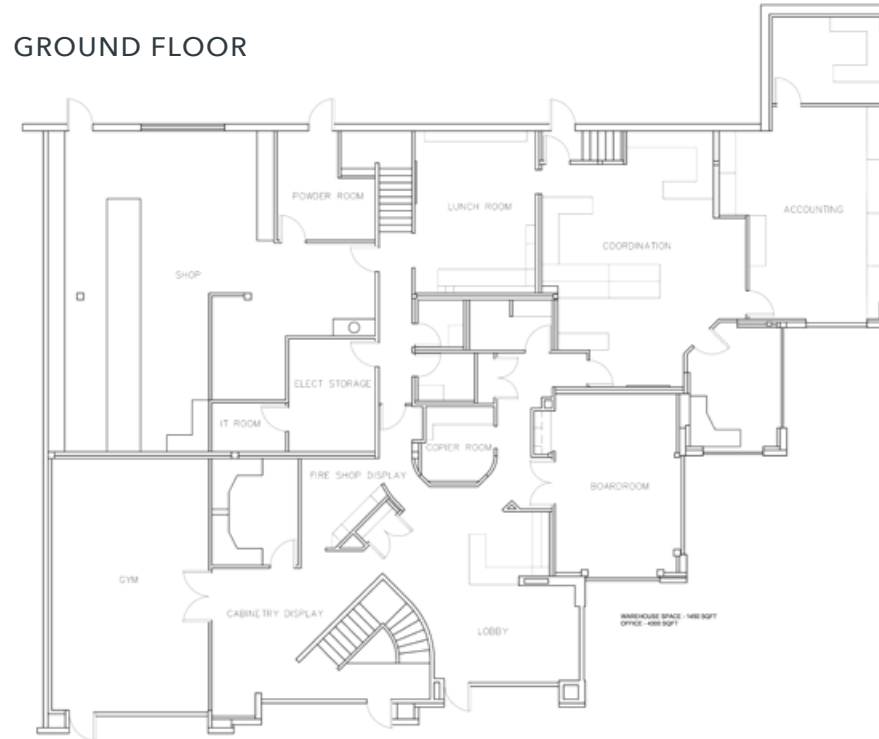
Units 101-104: \$8,098,000

Availability

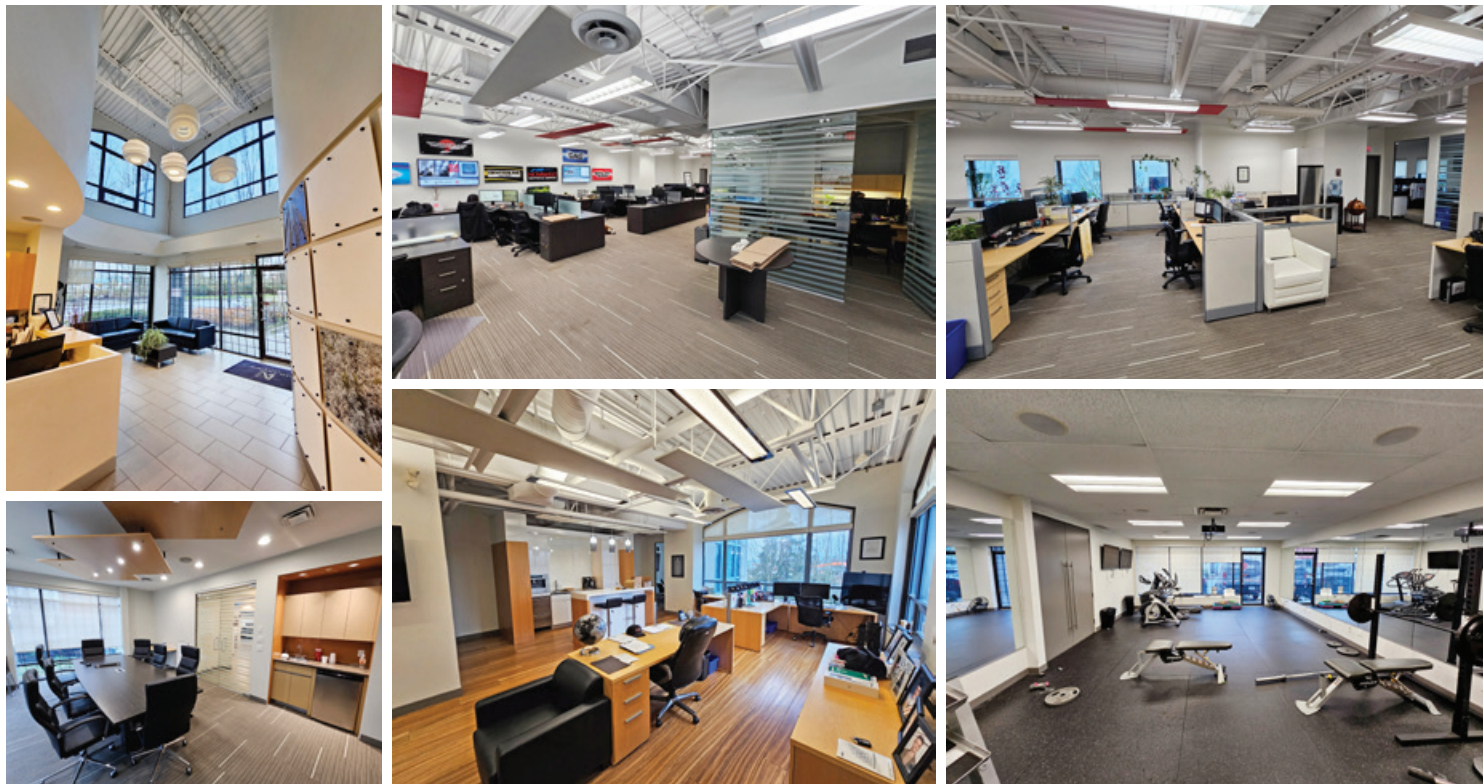
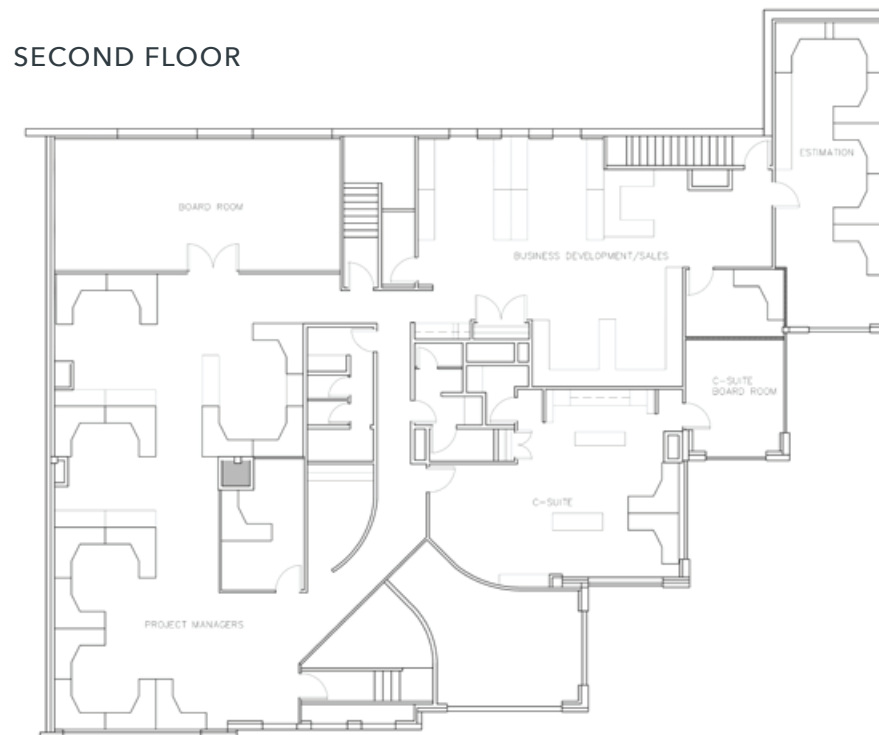
Contact listing agents

Floor Plans | Units 101-103

GROUND FLOOR



SECOND FLOOR





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