



- ▶ **3,250 SF Available**
- ▶ **Broadway Business Park**

Location & Development

The property is situated one-half block north of the Mary Hill Bypass, on the west side of Broadway Street. 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.

Broadway Business Park is situated on over 30 acres comprised of over 650,000 square feet of first-class industrial and office/showroom space.

Highlights

- ▶ Attractive and clean industrial park
- ▶ Dock or grade loading
- ▶ 22' warehouse ceilings
- ▶ Professional Landlord
- ▶ Front entrance, rear loading design

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FOR SUBLEASE | INDUSTRIAL UNIT 108 - 1585 BROADWAY STREET PORT COQUITLAM, BC

Zoning

M-1 (General Industrial) allowing for a wide range of light industrial uses.

Features

- ▶ Ample natural light
- ▶ Tilt-up concrete construction with block façade
- ▶ 3 phase electrical power
- ▶ Ample parking
- ▶ Fully sprinklered

Available Area

Warehouse	2,387 SF
Ground Floor Office	863 SF
Total	3,250 SF

Basic Lease Rate*

\$17.50 PSF per annum

Additional Rent**

\$6.34 PSF per annum + 5% management fee

Total Monthly Rent*

\$6,693.65 + GST

Sublease Term

January 31, 2027

Availability

Immediate

**All rental amounts are approximate and subject to change without notice.*

***Based on annual budget from August 2023 to July 2024*



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