



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

Location and 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 loading
- ▶ 22' warehouse ceilings
- ▶ Professional Landlord
- ▶ Front entrance, rear loading design

Sebastian Espinosa CCIM, SIOR
Personal Real Estate Corporation
Senior Vice President | Principal
D 604.630.3396 C 604.783.8139
sebastian.espinosa@lee-associates.com

Steve Caldwell
Personal Real Estate Corporation
Executive Vice President | Principal
D 604.895.2224 C 604.809.3122
steve.caldwell@lee-associates.com

FOR SUBLEASE | INDUSTRIAL #131 - 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
- ▶ Dock loading
- ▶ Forklift and hydraulic lift

Available Area

Warehouse	2,750 SF
Ground floor office	500 SF
Total	3,250 SF

**All rental amounts are approximate and subject to change without notice. Rent Schedule will be provided upon accepted offer. Total Monthly includes Basic and Additional Rent.*



Basic Rent

\$5,687 per month*

Additional Rent

\$6.56 PSF per annum + 5% management fee

Based on an annual budget from August 2025 to July 2026.

Total Monthly Rent

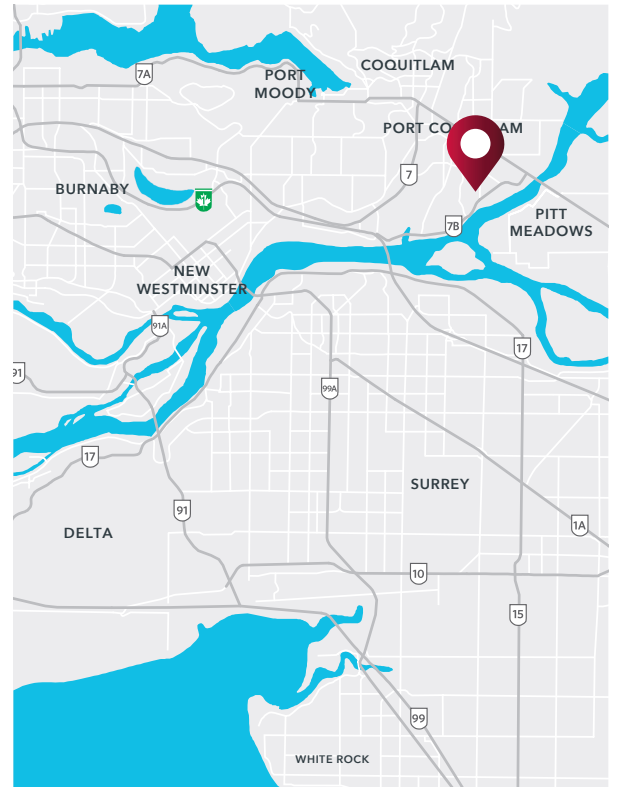
\$7,748 per month plus GST*

Availability

Immediate

Sublease Term

Expires October 31, 2027



Sebastian Espinosa CCIM, SIOR

Personal Real Estate Corporation
Senior Vice President | Principal

D 604.630.3396 C 604.783.8139

sebastian.espinosa@lee-associates.com

Steve Caldwell

Personal Real Estate Corporation
Executive Vice President | Principal

D 604.895.2224 C 604.809.3122

steve.caldwell@lee-associates.com