

FOR LEASE | OFFICE/WAREHOUSE
UNIT 4 - 1921 BROADWAY STREET
PORT COQUITLAM, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ 2,414 SF Streetfront Exposure Office/Warehouse
- ▶ Mary Hill Bypass Industrial District

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Location

The subject property is located north of the Mary Hill Bypass, on the west side of Broadway Street situated just south of Coast Meridian Overpass. 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.

Zoning

M-3 (Light Industrial) allows for a wide range of industrial uses & limited retail sales.

Features

- ▶ Exposure to Broadway Street
- ▶ Security bars on windows and alarm system
- ▶ 1 grade level loading door
- ▶ 3-phase power
- ▶ Private office
- ▶ Kitchenette
- ▶ Two (2) washrooms

Available Area

Office (up)	264 SF
Office (down)	240 SF
Warehouse	1,910 SF
Total	2,414 SF

Basic Lease Rate

\$20.00 PSF

Taxes & Operating Costs

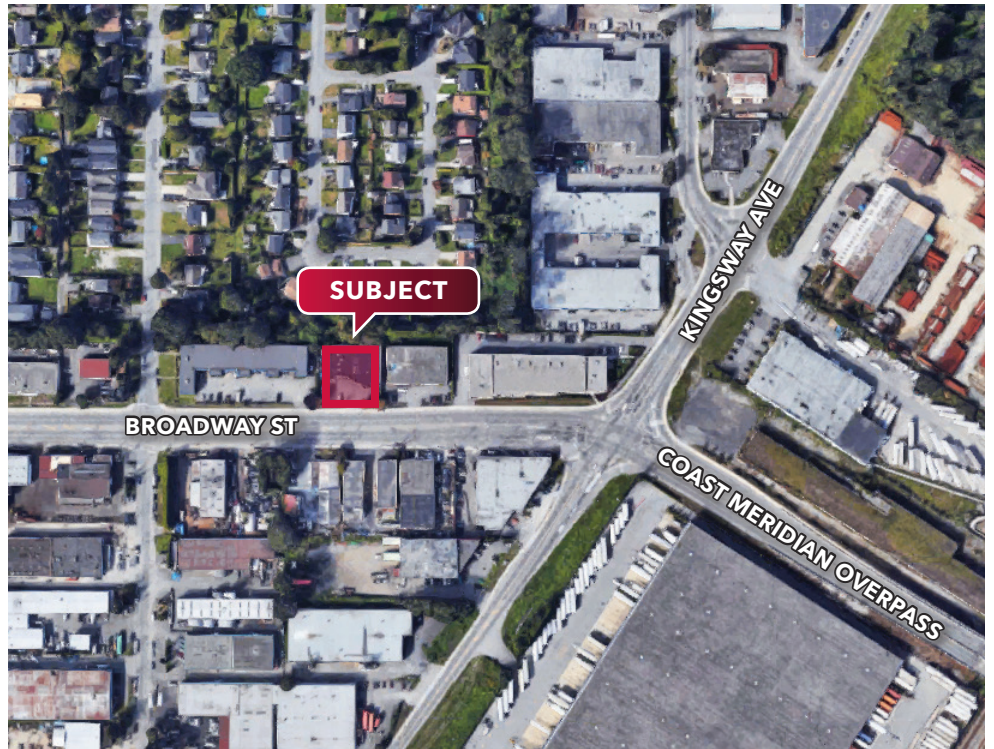
\$8.25 PSF (2026 estimate)

Leasing Term

3 to 5 years

Availability

Immediate



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