



FOR LEASE / SALE

#118 - 1515 Broadway Street, Port Coquitlam, B.C.



The Location: The subject premise is located on Broadway Street in Port Coquitlam. Centralized in Greater Vancouver, this strategic location allows for convenient access to all major locations via the Mary Hill Bypass, the Lougheed Hwy and the Trans Canada Hwy.

Lougheed Highway	5 minutes	Downtown Vancouver	40 minutes
Trans Canada Highway	8 minutes	U.S. Border	35 minutes

LEASE INFORMATION

Area: 2,527 sq. ft. main floor

Features:	- Fully air conditioned main floor office	-Excellent lighting
	- Large reception area	-2 washrooms
	- Two (2) private offices	-Coffee bar and sink (can be added)
	-Large board room or work area	-Four (4) parking stalls

Zoning: CD-9

Lease Rate: \$9.50 per sq. ft. plus H.S.T. or \$2,000.54 per month plus H.S.T.

Strata Fee's & Property Taxes: \$3.74 per sq. ft. including H.S.T. (or) \$787.52 per month including H.S.T. - main floor only

SALE INFORMATION

Price: \$799,000.00 for 5,246 sq. ft.

Tenancy Information: Second floor of 2,719 sq. ft. leased out at \$25,000 per year triple net. Lease expiry: October 31, 2012. Option to renew; 2 years

For Further Information, Please Contact:

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