



FOR SUB-LEASE

#17 – 91 Golden Drive, Coquitlam, B.C. PACIFIC REACH BUSINESS PARK

**The Location:**

The subject premise is located on Golden Drive in Mayfair Industrial Park. Centralized in Greater Vancouver, this strategic location allows for convenient access to all major locations via the Trans Canada Hwy, the Lougheed Hwy and the Mary Hill Bypass.

Lougheed Highway	5 minutes	Downtown Vancouver	30 minutes
Trans Canada Highway	5 minutes	U.S. Border	30 minutes

Building Features:

- * Two (2) private offices and reception/showroom
- * Lots of windows providing natural light
- * Fluorescent lighting
- * T-bar ceiling
- * Large storage area
- * Base board heating
- * Security alarm/bars
- * Handicap accessible washroom
- * Dock and Grade level loading

Parking:

Out front and rear of unit plus visitor stalls.

Zoning:

M-1 business park industrial zoning

Unit Size:

3,550 sq. ft.

Lease Rate:

\$6.95 per sq. ft. plus H.S.T. or \$2,056.04 per month plus H.S.T.

Operating Costs & Taxes:

\$3.34 per sq. ft. or \$988.87 per month
(includes taxes, maintenance fee's & landlords admin. fees)

Available:

Immediately

**FOR FURTHER INFORMATION, PLEASE CONTACT
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