



**FOR SALE/LEASE**  
**OFFICE/WAREHOUSE/SHOWROOM**  
**#102 – 1550 HARTLEY AVENUE, COQUITLAM**



**LOCATION:** **Fraser Reach Business Centre** is designed to appeal to the office, showroom, warehouse user who is seeking high quality, functional space at affordable rates. Located in **Pacific Reach Business Park**, it is widely considered the Lower Mainland's most central business address. With direct access onto Trans-Canada and Lougheed Highways, this property enjoys excellent access to all of Greater Vancouver's business destinations.

**AREA:** Main Floor Office/Showroom: 1,367 sq. ft.  
 2<sup>nd</sup> Floor Office: 739 sq. ft.  
 Main Floor Warehouse: 482 sq. ft.  
 Total: 2,588 sq. ft.

**ZONING:** M-2

**FEATURES**

OFFICE/SHOWROOM

- Fully air-conditioned
- Designer quality finishings throughout
- High vaulted ceilings with three (3) fully finished murals
- 2<sup>nd</sup> floor mezzanine offices
- High end cabinetry
- Limestone tiles throughout main floor
- Full bar kitchen with coffee bar, sink, fridge and stove
- High end finishings in washroom with a shower
- Ceiling fans

WAREHOUSE

- 9' x 10' rear grade level loading doors
- 3 phase 100 amp service
- 10' clear ceiling heights

**PARKING:** Three (3) parking stalls out front of building plus one (1) bay door

**STRATA FEE:** \$2.56 per sq. ft. plus G.S.T. (or) \$552.11 per month plus G.S.T

**PROPERTY**

**TAXES (2024):** \$6.84 per sq. ft. plus (or) \$1,474.40 per month

**LEASE RATE:** \$22.00 per sq. ft. plus GST (or) \$4,744.67 per month plus GST

**SALE PRICE:** \$1,629,000.00

**AVAILABLE:** December 1, 2024

**For Further Information, Please Contact:**  
**BRADEN HALL / STEVE HALL / PETER HALL PREC\* - RE/MAX CREST**  
*\*Personal Real Estate Corporation*  
**Telephone: (604) 718-7300 \* Facsimile: (604) 718-7307**  
**E-Mail: braden@davieshall.ca steve@davieshall.ca peter@davieshall.ca**  
**Website: www.davieshall.ca**

