

**116 - 1515 BROADWAY STREET, PORT COQUITLAM**  
3,259 SQFT OFFICE/WAREHOUSE

**FOR  
LEASE/  
SALE**



**WILLIAM | WRIGHT**

**STATHIS MICHAEL SAVVIS**  
PERSONAL REAL ESTATE CORPORATION  
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**Sprinklered**



**3 phase Electrical Services**



**Rear Loading Grade Door 12 x 14 ft.**



**Private And Open Plan Offices**



**Brand New Fluorescent Lighting**



**Washrooms On Both Floors**



**HVAC On Both Floors**



**Tenanted for 3 years**

## **FOR SALE/LEASE**

### **Office/Warehouse Opportunity in Port Coquitlam**

This 3259 sq. ft. office/warehouse is located on Broadway Street in Port Coquitlam. Centralized in Greater Vancouver, just off the Mary Hill Bypass, this strategic location allows for convenient access to all major Metro Vancouver locations via the Mary Hill Bypass, the Trans-Canada Highway and the Lougheed Highway. Building features nicely finished offices, excellent parking in the front and back, 22' clear ceiling heights, overhead unit gas heater, a/c in the showroom and offices but can be added to the warehouse, rear grade loading door (12x14 feet) and concrete tilt-up construction. The unit is sprinklered and the CD zoning allows for a wide range of uses, such as wholesale, storage, manufacturing, testing, servicing and repairing of goods or materials, and accessory retail uses. There is common area dock loading area for the use of occupants in the complex (No Automotive Uses).

## Salient Facts

**SIZE**  
+/- 3,259 SQFT

**ZONING**  
CD9

**PARKING**  
4 + 2

### LEASE DETAILS

**BASIC RENT**  
\$17.50/FT

**ADDITIONAL RENT**  
\$7.00/FT

**MONTHLY RENT**  
\$6,653.79 + GST

### SALE DETAILS

**PROPERTY TAXES**  
\$17,669.29

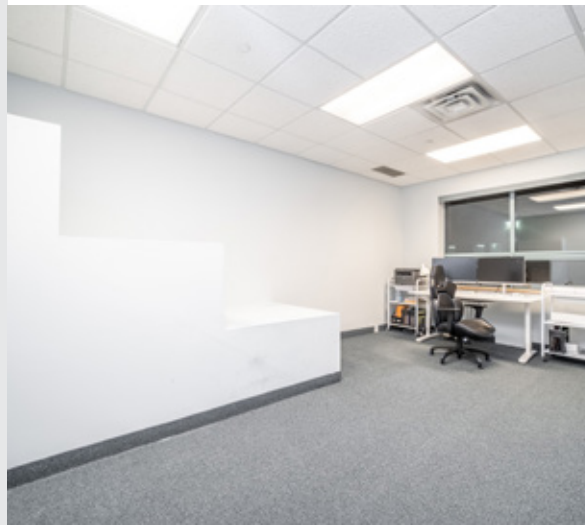
**STRATA FEES**  
\$471.35

**GROSS ANNUAL INCOME**  
\$83,104.50

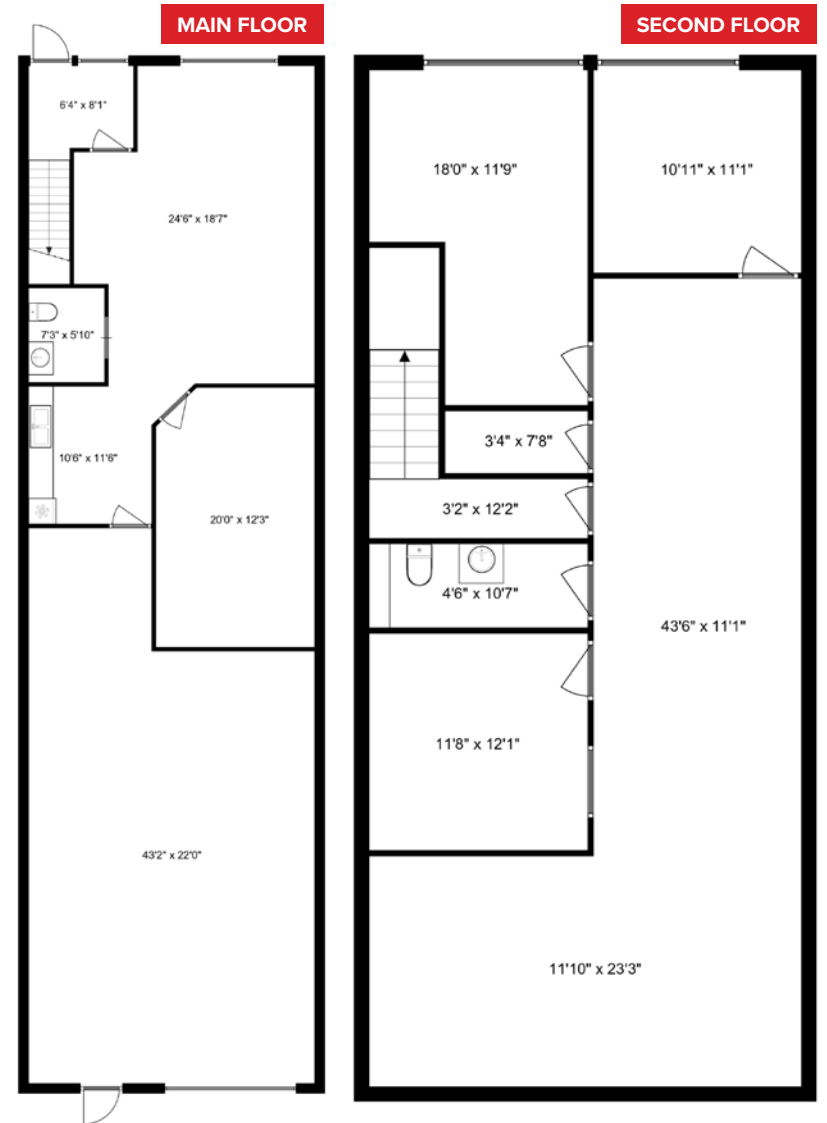
\$471.35

**LEGAL DESCRIPTION**  
LOT 13, BLOCK P, SECTION 4,  
VICTORIA DISTRICT, PLAN 33A

**PRICE**  
\$1,750,000.00



## Floorplans



Sizes are approximate and based on architectural measurements.



## Location

The Port Coquitlam TransLink bus loop, integrated with the West Coast Express station, is a crucial transit hub in Port Coquitlam, British Columbia. It facilitates seamless connections between multiple bus routes and the West Coast Express commuter rail, which links suburban areas to downtown Vancouver. This hub is essential for commuters, offering efficient, comfortable transit options for those traveling to and from the city. With user-friendly facilities, it supports sustainable transportation by encouraging public transit use, thereby reducing reliance on personal vehicles. The bus loop's strategic location and design make it a vital component of the region's transportation network.

### SUBJECT PROPERTY DISTANCES

PORT COQUITLAM STATION	7 MIN DRIVE
MARY HILL BYPASS	2 MIN DRIVE
HIGHWAY 7	8 MIN DRIVE
DOWNTOWN VANCOUVER	42 MIN DRIVE

### FOR MORE INFORMATION CONTACT

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