

FOR LEASE

HIGH EXPOSURE RETAIL/WHOLESALE SPACE

#101 & #102 - 1320 KINGSWAY AVENUE PORT COQUITLAM, B.C.



LOCATION:

The subject premise is located on Kingsway Avenue just off the highly traveled intersection of Kingsway Avenue and the Mary Hill Bypass in Port Coquitlam. Come join Wendys/Tim Hortons, Chevron and various other retail/wholesale businesses in this unique location.

ZONING:

M-3

AREA:

Main Floor Office>Showroom:	2,451 sq. ft.
Second Floor Office:	2,451 sq. ft.
Main Floor Warehouse:	<u>1,155 sq. ft.</u>
Total:	6,057 sq. ft.

FEATURES:

MAIN FLOOR OFFICE SHOWROOM

- Corner unit with lots of windows
- High exposure to the Mary Hill Bypass and Kingsway Avenue
- Retail visibility to Tim Hortons/Wendy's Restaurants & The Chevron gas station
- Fully air-conditioned open area Reception, Showroom and Office work space
- Two (2) private offices
- Kitchen
- One (1) washroom

SECOND FLOOR OFFICE SHOWROOM

- Corner unit with lots of windows
- Fully air-conditioned open area Showroom and Office work space
- Two (2) private offices

MAIN FLOOR WAREHOUSE

- 21' clear ceiling heights
- One (1) 12' ft. x 14' ft. grade level loading door
- One (1) 10' ft. x 12' ft. grade level loading door
- One (1) washroom
- 3 phase electrical service

PARKING: Excellent common area parking

LEASE RATE: \$23.00 per sq. ft. plus GST (or) \$11,781.75 per month plus GST

OPERATING COSTS &

PROPERTY TAXES: \$1,195.99 per month plus GST (Main Floor Only - excluding heat and light)

For Further Information, Please Contact:

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