



FOR LEASE
2901-2903 MURRAY STREET
PORT MOODY, BC

**3,729 SF OR 5,453 SF UNITS
OR ENTIRE 9,182 SF BUILDING**



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PORT MOODY, BC

LOCATION

The Subject property is just blocks away from major transportation routes such as Barnet Highway, St. Johns Street, Murray Street, loco Road and Lougheed Highway, while also enjoying close proximity to other retail amenities at Suter Brook Village, Newport Village, and Rock Point Park. The building is adjacent to numerous craft breweries, distilleries and several eateries, which attract significant foot and vehicular traffic everyday of the week.

ZONING

M-1 - (Light Industrial) zoning allows for a wide variety of light industrial, brewery, distillery, fitness and recreational uses.

PROPERTY FEATURES

- High exposure freestanding building
- Mix of concrete block and wood frame construction
- Fluorescent lighting
- Forced air natural gas heating
- Three (3) washrooms
- Two (2) grade loading doors
- Approximately 20' ceilings

AVAILABLE AREAS

	Unit 2901	Unit 2903
Main Floor Office/Warehouse	2,953 SF	2,953 SF
Mezzanine Office	776 SF	550 SF
Mezzanine Storage	-	1,950 SF
Total Available Areas	3,729 SF	5,453 SF

BASIC RENT

\$19.95 PSF per annum plus GST. (Unit 2901)
 \$15.95 PSF per annum plus GST. (Unit 2903)

ADDITIONAL RENT (2024)

Estimated at approximately \$8.00 PSF, per annum, plus GST.

AVAILABILITY

On 30-60 days prior notice



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