

SUBLEASE #101 & 102 – 1647 BROADWAY ST PORT COQUITLAM



SPACE FEATURES

Available: **November 1, 2024**

Basic Rent: **contact listing team**

Additional Rent: **\$6.46 psfpa + 5% mgmt fee**

Size: **11,130 sq.ft.**

- Office: **2,232 sq.ft.**
- Warehouse: **8,898 sq.ft.**

Sublease expiry: **September 29, 2027**

ABOUT

End unit opportunity with ample glazing and excellent street exposure in Broadway Business Park. This space is improved with 3x offices, a showroom, training room, kitchenette, 2 washrooms and storage.



Office



Warehouse

Ross Moore, Senior Vice President

604.562.3621 mobile

604.628.0522 direct

rmoore@cresa.com

Ella Mosky, Senior Associate

250.415.4351 mobile

604.628.0265 direct

emosky@cresa.com

- ★ End-Unit, Excellent Street Exposure & Ample Glazing.
- 🏡 Well kept and Professionally Managed park.
- 📍 Quick access to HWY 1 and Lougheed HWY.

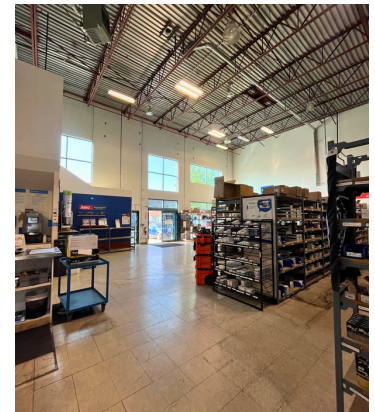


SPACE FEATURES

Loading: **2 Dock, 2 Grade**
 Power: **3 phase, 347/600 Volts**
 Parking: **13 stalls**
 Ceiling Height: **24' clear**
 Zoning: **M-1 (general industrial)**



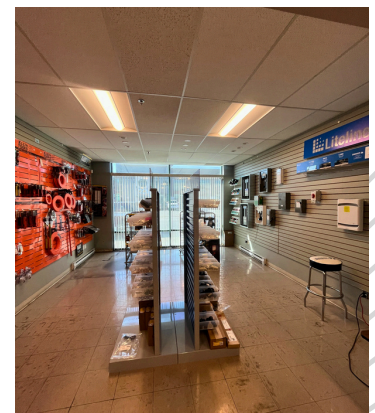
Kitchenette



Front Warehouse



Training Room



Showroom

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