

# FOR LEASE



1501 Hartley Avenue,  
Coquitlam, BC

Freestanding Facility

•  
Quick Trans-Canada Access

•  
Excellent Corporate Presence

•  
7 Dock/Grade Loading Doors

•  
15,663 Square Feet

For Further Information, Please Contact:

TODD SCARLETT

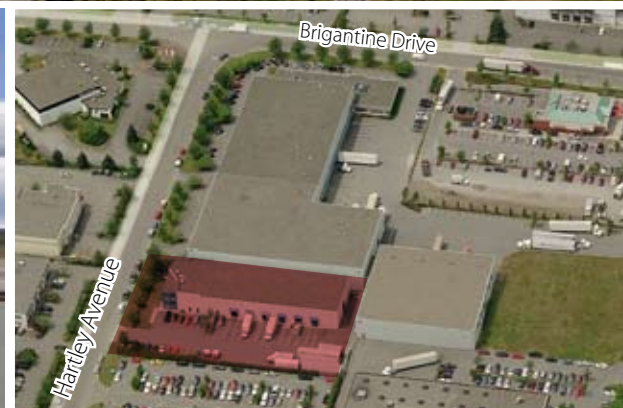
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## FOR MORE INFORMATION, PLEASE CONTACT:

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## LOCATION

The subject property is located just east of the corner of Brigantine Drive and Hartley Avenue, and just one block south of well travelled United Boulevard. The site enjoys close proximity to the Trans Canada and Lougheed highways with the Port Mann bridge approximately 5 minutes away. Notable businesses in the immediate area include Natural Factors, Coca Cola, Home Depot and Sony of Canada. This is a rare opportunity to secure a highly efficient free-standing facility in one of the most central locations of Metro Vancouver.

## PROPERTY FEATURES

- 22' ceiling height
- 6 dock level loading doors
- 1 grade level loading door
- Bright & spacious office premises with views
- Security fence/gate
- Ample parking

## AVAILABLE AREA

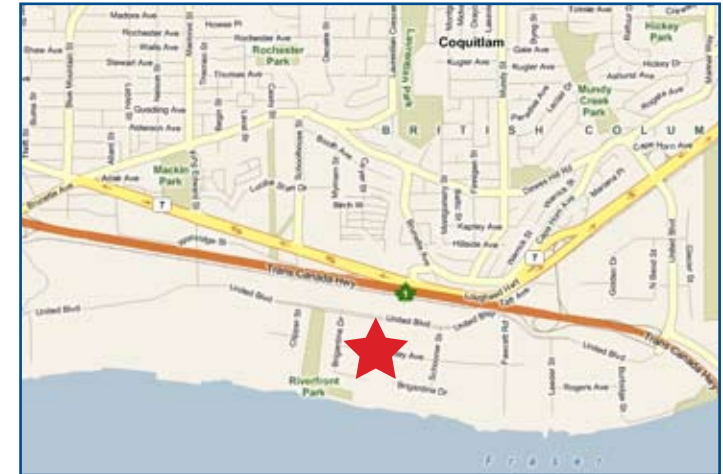
Office.....2,437 sq. ft.  
Warehouse.....13,226 sq. ft.  
**Total.....15,663 sq. ft.**

## LEASE RATE

\$ 9.00 per square foot, net

## OPERATING COSTS AND TAXES (2010)

\$ 4.33 per square foot



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