



**FOR
SUBLEASE**
BELOW MARKET RENTS

UNIT 104

1338

**UNITED
BOULEVARD
COQUITLAM, BC**

10,723 SF

**WAREHOUSE SPACE
WITH 2 DOCK DOORS**



The Opportunity

A unique opportunity to sublease a 10,723 sf warehouse space on United Boulevard with significantly below market rents. 2 dock loading doors, 22' clear ceiling heights and all ground floor rentable area. 3 phase electrical service and 1 washroom, this space is move in ready. Sublease term expires September 30, 2027.

Location

The property is located on United Boulevard, and within immediate proximity to the Trans Canada Highway and Lougheed Highway. This desirable location offers quick access to major transportation routes, and is central within the hub of rapidly expanding Coquitlam. With nearby employee amenities such as transit, restaurants, shopping and services, this central and sought after location is one of the most strategic locations in Metro Vancouver.





Highlights



UNIT SIZE
10,723 SF



LEASE RATE
\$12.50 PSF



ADDITIONAL RENT
\$6.35 PSF



AVAILABLE
Immediately



CEILING HEIGHT
22' clear



LOADING
2 dock doors



POWER
**3-phase
electrical service**



PARKING
Ample parking



CONSTRUCTION
Concrete tilt-up



WASHROOM
1 washroom



ZONING
B-1 (Business Enterprise)
The zone provides for most types of industrial uses, office uses, commercial recreation uses and commercial uses which support industrial activities.









Jonathan Jassebi*

Vice President

+1 778 883 8667

jonathan.jassebi@jll.com

*Personal Real Estate Corporation



510 West Georgia Street, Suite 2150

Vancouver, BC V6B 0M3

Jones Lang LaSalle Real Estate Services, Inc.

Team Listings



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