

For Lease

900 SF - 1,200 SF Office Units
in Port Coquitlam



1780 McLean Avenue, Port Coquitlam

Opportunity

Opportunity to lease ground and second floor office space in Port Coquitlam. These units offer functional amenities and moderate finishes, suitable for small businesses. Ideal for startups and businesses seeking cost-effective workspace solutions in a convenient location.

1067 W Cordova Street, 11th
Floor, Vancouver, BC
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Location

The subject property is situated on McLean Avenue in Port Coquitlam, north of the Mary Hill Bypass. This location offers quick access to the Trans-Canada Highway, as well as the Port Mann and Golden Ears Bridge, allowing quick access to the Fraser Valley.

Available Areas

Unit	Office	Warehouse	Total Area (SF)	Grade Doors	Availability
4	1,200 SF	-	1,200 SF	-	Immediately
5/6	900 SF	-	900 SF	-	July 1, 2024

Property Features

- > Central location
- > 18' clear warehouse ceiling
- > Finished office space
- > Assigned parking available
- > Fully sprinklered
- > Ample street parking

Zoning

M3 - Light Industrial

Asking Rate

Please Contact Listing Agent

Operating Costs & Taxes (Est. 2023)

\$5.99 PSF (plus 5% management fee on basic rent)

Notable Retailers



Jack Hall

Senior Associate
604 351 8947
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