

FOR LEASE | OFFICE/WAREHOUSE  
#2170 - 580 NICOLA AVENUE  
PORT COQUITLAM, BC



- ▶ **2,745 SF Office/Warehouse Unit at Nicola Business Centre**
- ▶ **Fully Finished Second Floor Offices with HVAC**

### Location

The development is located just east of the New Pitt River Bridge in the Dominion Triangle industrial area. The project is south of Nicola Avenue just west of Fremont Connector. The property offers quick and easy access to Lougheed Highway, Mary Hill Bypass, and the Golden Ears Bridge. The area has developed into a vibrant mix of retail, light industrial, and residential uses. Businesses in the area include Walmart, Home Depot, Canadian Tire, Shoppers Drug Mart, Mark's Work Warehouse, Starbucks, CIBC, RBC, Costco and McDonald's.

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**The Project**

Nicola Business Centre is a high-quality 68,724 SF 27-unit three-building industrial strata project in the Dominion Triangle industrial area of Port Coquitlam.

Attractive design, flexible bay sizes, efficient layouts and state-of-the-art insulated tilt-up construction make this finest new small-bay project in Port Coquitlam.

**Features**

- ▶ Fully finished mezzanine office
- ▶ 3 private offices, reception area, boardroom
- ▶ Kitchen
- ▶ Bathrooms up and down (main floor H/C accessible)
- ▶ HVAC
- ▶ Open plan ceiling
- ▶ High-end finishes
- ▶ Quality insulated concrete tilt-up construction
- ▶ Attractive, functional design with an abundance of windows and natural light
- ▶ 22' clear ceiling heights
- ▶ 12' x 14' insulated rear grade loading doors
- ▶ 3-phase power
- ▶ Ample truck loading areas
- ▶ Fully sprinklered NFPA13 Class I to IV storage to 20' on open racks non-encapsulated
- ▶ Fully landscaped
- ▶ Design guidelines in effect
- ▶ Forced air natural gas heating
- ▶ T-5 lighting
- ▶ Multiple points of access & egress
- ▶ Transit nearby

**Available Area**

|                               |                 |
|-------------------------------|-----------------|
| Ground floor                  | 1,845 SF        |
| Second floor office mezzanine | 900 SF          |
| <b>Total</b>                  | <b>2,745 SF</b> |

**Zoning**

M-3 (Industrial) – offers for a wide range of light industrial uses including warehousing, light manufacturing, and wholesaling uses.

**Parking**

4 stalls plus loading area

**Basic Rent**

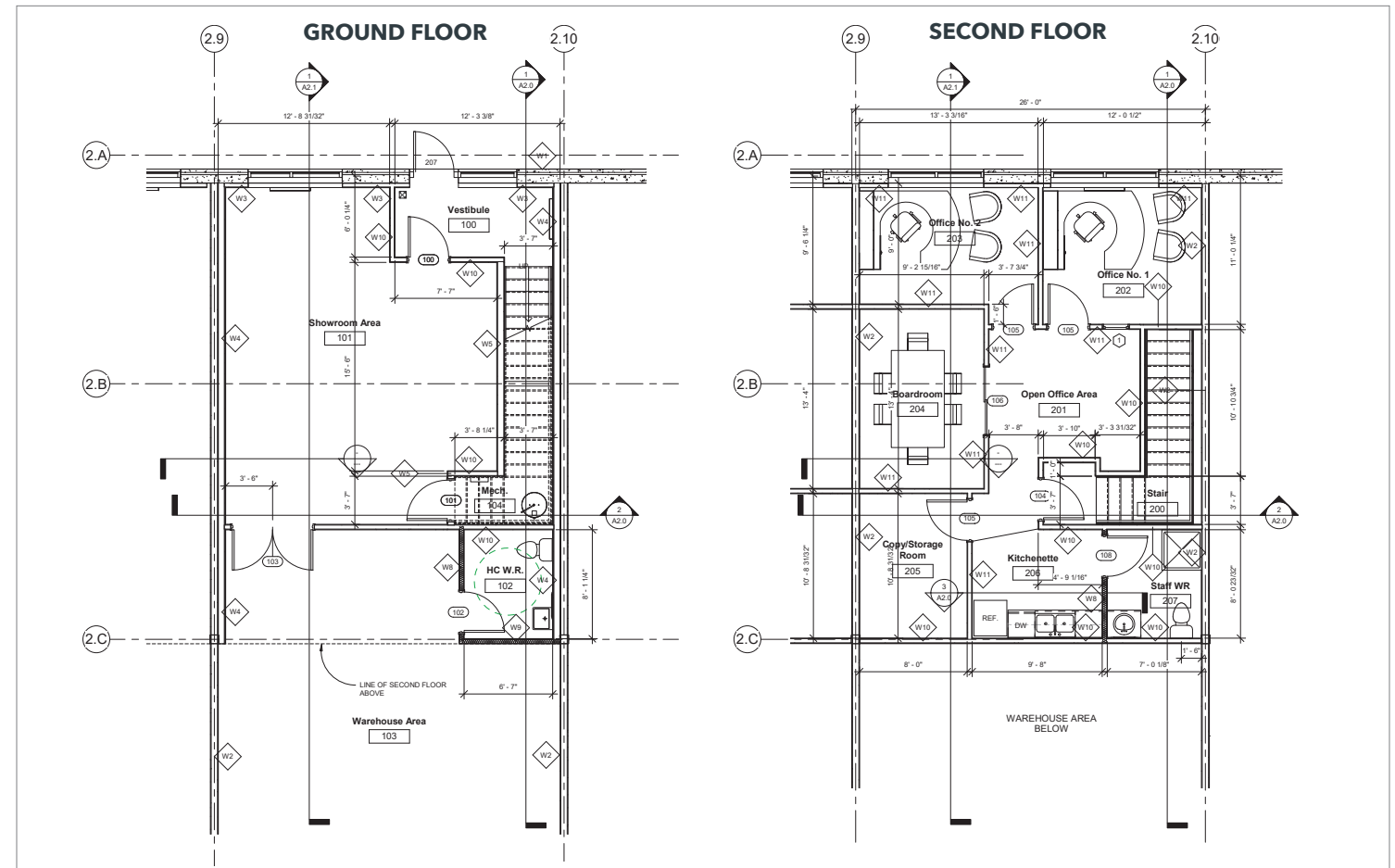
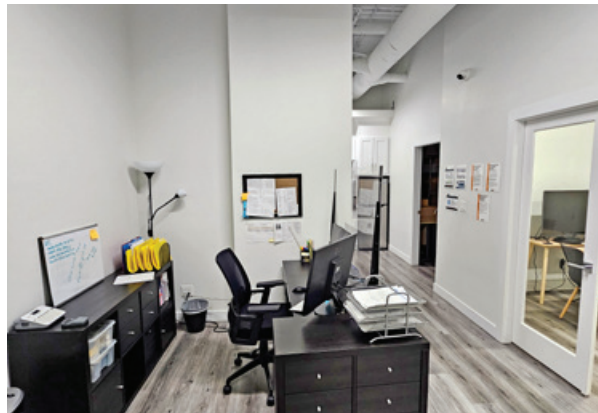
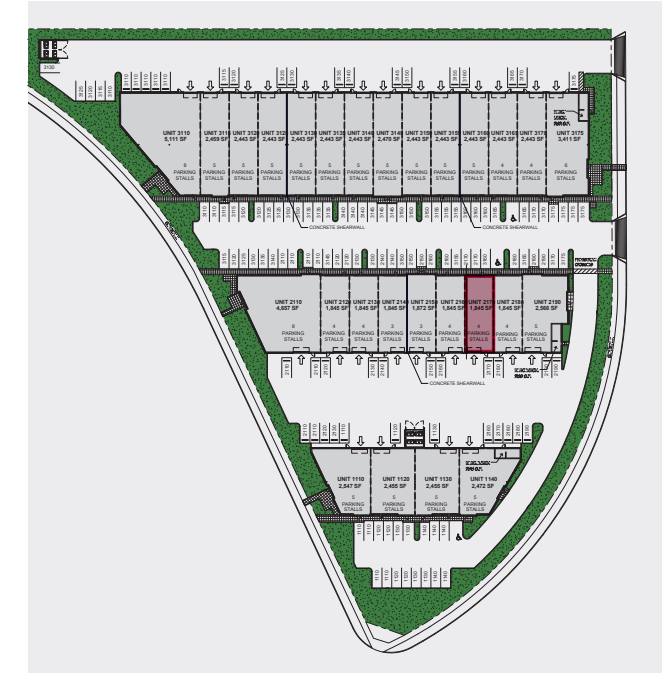
\$22.00 PSF

**Taxes & Operating Costs**

\$7.35 PSF (2024)

**Availability**

Contact agents





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