

FOR LEASE | INDUSTRIAL
#3156 - 585 SEABORNE AVENUE
PORT COQUITLAM, BC

REDUCED RATE



- ▶ **3,583 SF Office/Warehouse Strata Unit**
- ▶ **Riverwood Business Park**

Location

The development is located just west of the Pitt River Bridge in the Dominion Triangle area. The project is south of Dominion Avenue and just west of Fremont Connector. The property offers quick and easy access to Lougheed Highway, the 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.

Highlights

- ▶ Concrete tilt-up construction
- ▶ Extensive glazing
- ▶ 26' clear ceilings
- ▶ ESFR rated sprinkler system
- ▶ T-5 fluorescent lighting
- ▶ Grade loading (10' x 14')
- ▶ 500 lbs PSF floor load rating
- ▶ 100A, 347/600V 3-phase electrical

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Zoning

M-3 (Industrial)

Available Space

Ground floor warehouse/showroom	2,583 SF
Second floor office	1,000 SF
Total	3,583 SF

Parking

Four (4) parking stalls plus loading area

Basic Rent

\$19.95 PSF

Taxes & Operating Costs

\$6.32 PSF (2023 estimate)

Availability

July 1, 2024



Features

Finished Second Floor Office

- ▶ High-end finishes
- ▶ Separate entrance
- ▶ Three (3) private offices
- ▶ Boardroom
- ▶ Bathroom
- ▶ Air conditioning
- ▶ Coffee bar and sink
- ▶ Skylight
- ▶ Open plan ceiling
- ▶ Ample glazing

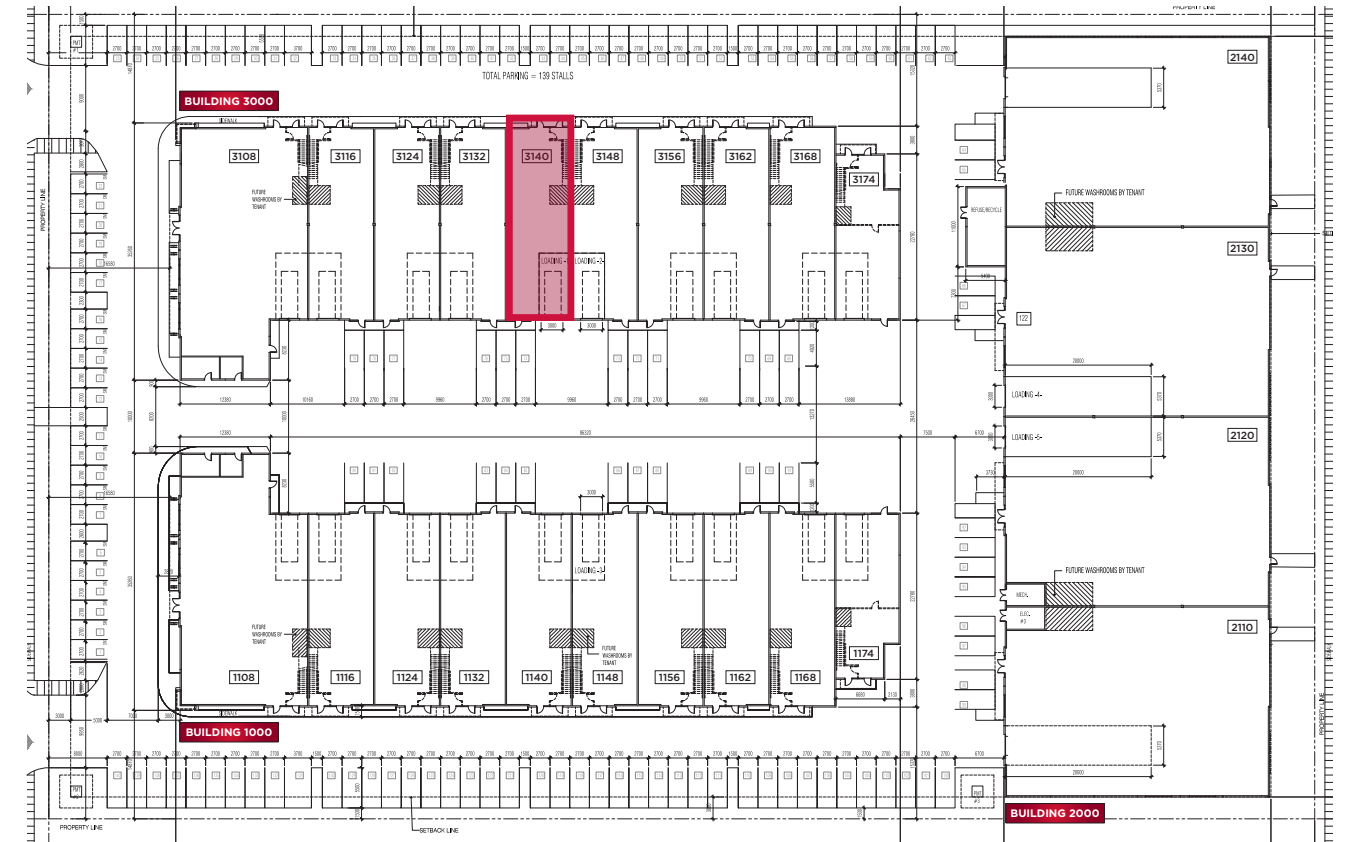
Main Floor Warehouse

- ▶ 26' clear ceiling
- ▶ 10' x 14' grade level loading
- ▶ 100A 3-phase power
- ▶ Handicap accessible bathroom

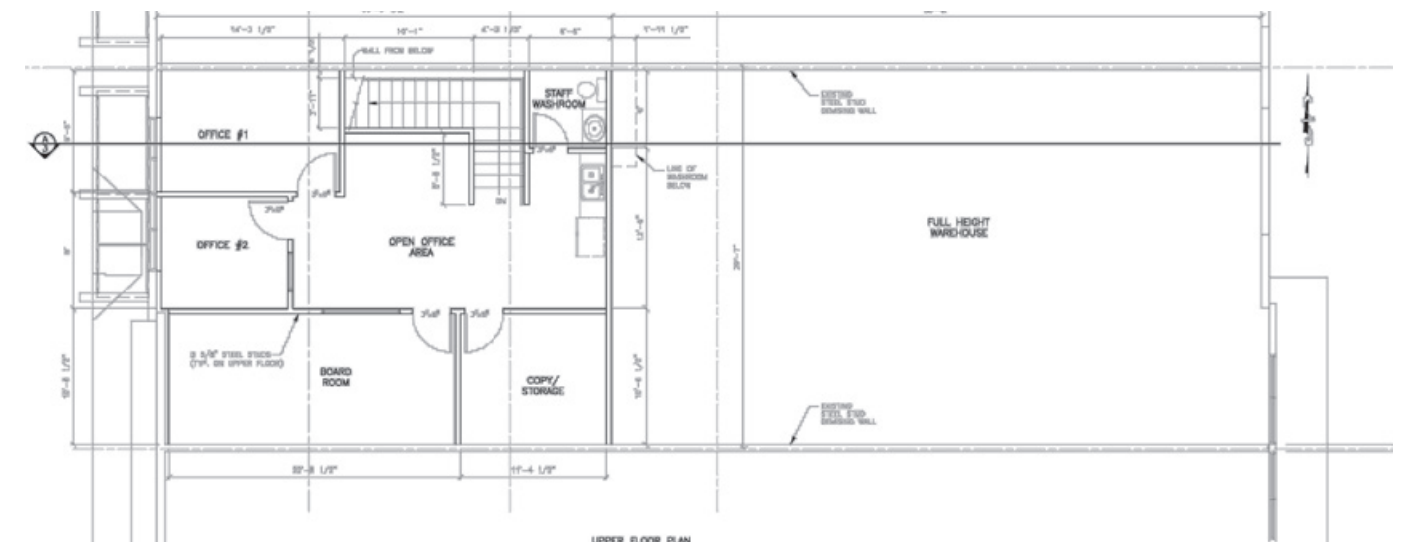
Main Floor Office/Showroom

- ▶ Open plan office/showroom/reception area

SITE PLAN



SECOND FLOOR OFFICE PLAN



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