



FOR LEASE

SUTER BROOK VILLAGE 130 & 220 BREW STREET PORT MOODY, BC



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OPPORTUNITY

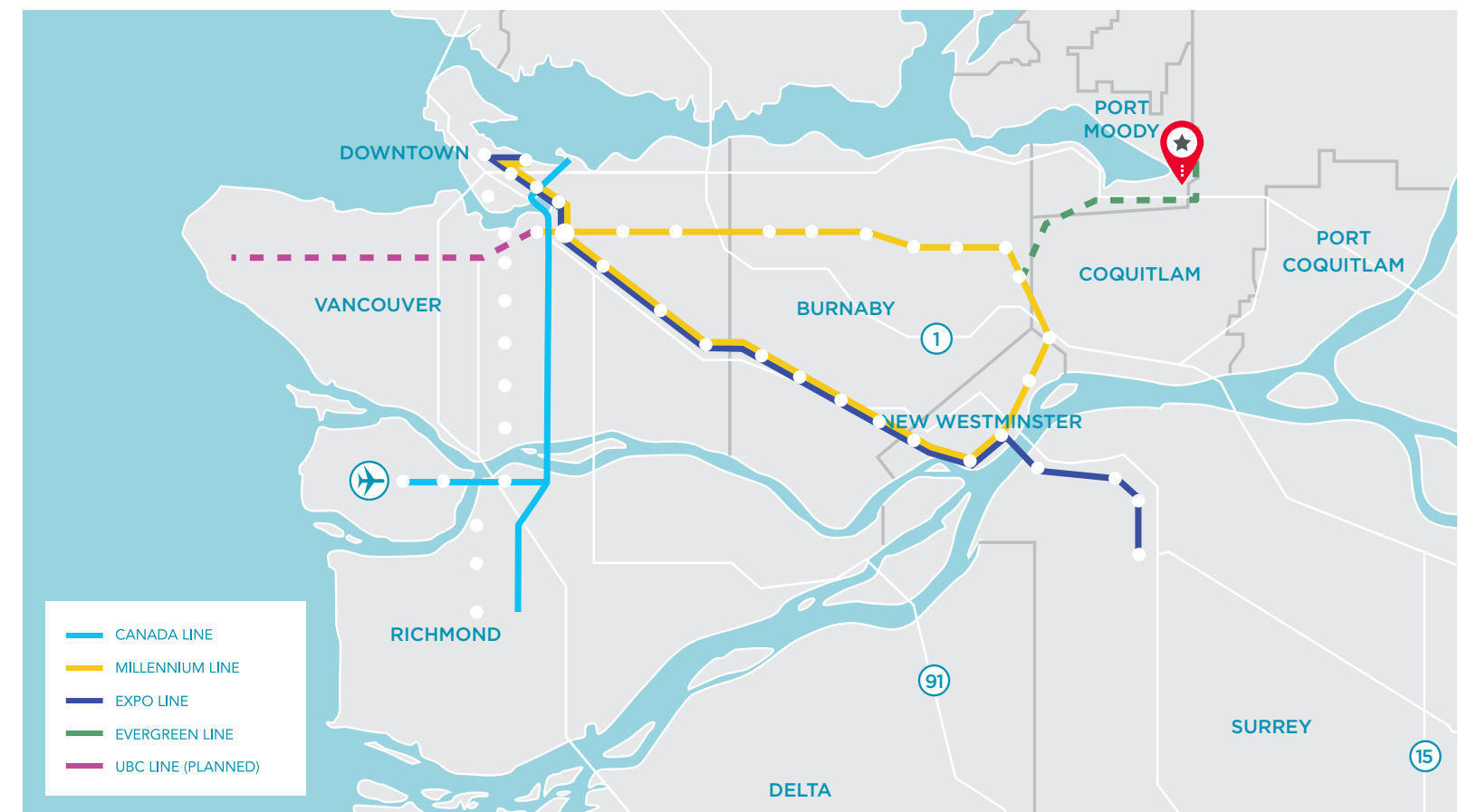
Cushman & Wakefield Ltd is pleased to offer the opportunity to occupy brand new 'Class A' office space in Port Moody's newest and most prominent development, Suter Brook Village. This office building is centrally located next to the new Evergreen Line - Inlet Centre Station, amongst a master planned community offering the best local amenities. Tenants will thrive in this convenient, up and coming live/work community with new homes, ease of access and proximity to amenities.

LOCATION

Suter Brook Village is strategically located half a block from the northwest corner of Ioco Road and Barnet Hwy, on the eastern cusp of the Burrard Inlet. Steps from the brand new Evergreen Line's - Inlet Centre Station, the office tower is connected to a number of major transit corridors offering convenient access to key locations throughout Metro Vancouver and the Tri-Cities area.

EVERGREEN LINE

The Evergreen Line is a new rapid transit line that connects Coquitlam to Vancouver via Port Moody and Burnaby. The Evergreen Line is a fast, frequent and convenient SkyTrain service, connecting Coquitlam City Centre through Port Moody to Lougheed Town Centre in approximately 15 minutes. It connects without transfer to the current SkyTrain network at Lougheed Town Centre Station and integrates with regional bus and West Coast Express networks.



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AVAILABLE SPACE

130 Brew Street

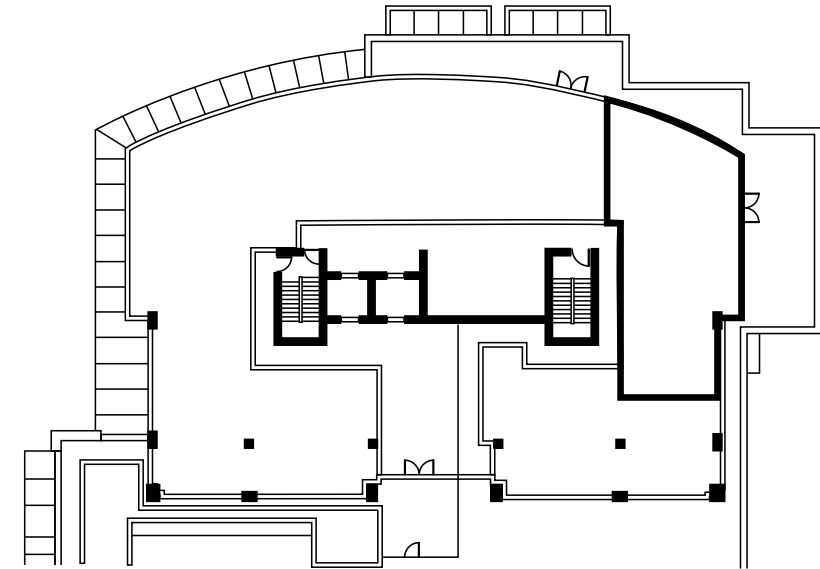
2nd Floor **SUITE 204** - 1,826 SF
Available August 1, 2025
Fully fixtured dentist office

4th Floor **SUITE 400** - 2,471 SF
Available December 1, 2024

220 Brew Street

6th Floor **SUITE 610** - 1,807 SF
Available Immediately

UNIT 204



**This is an external floorplan. An internal plan of the build-out is currently pending*

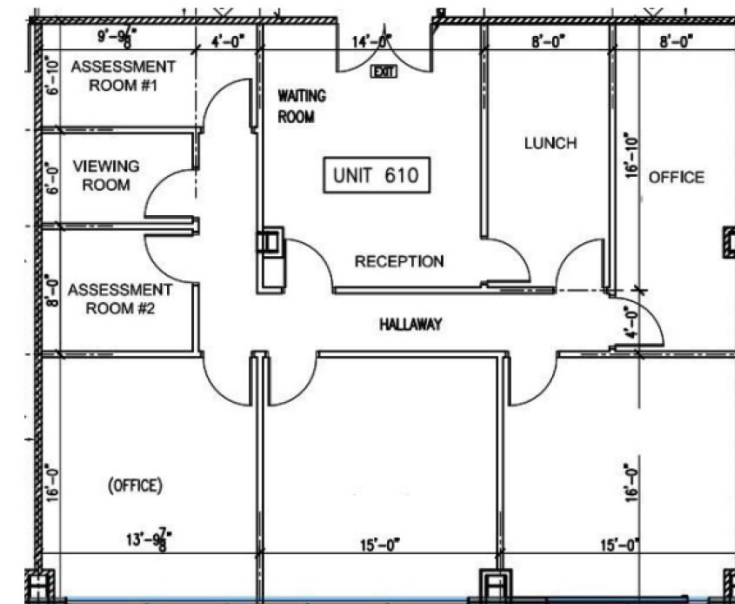
BASIC RENT

Please contact Listing Agents

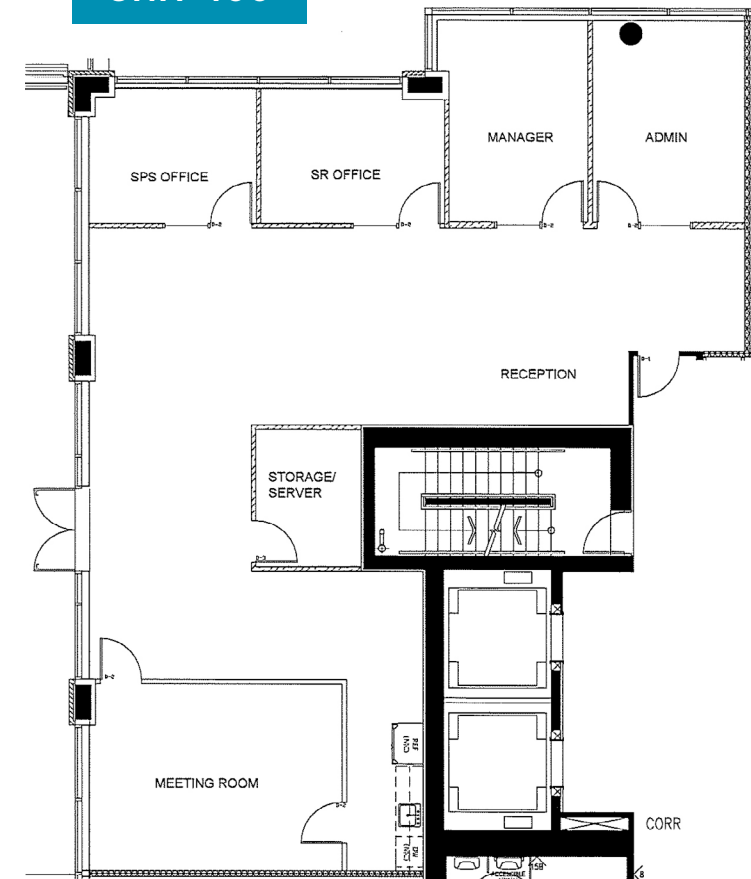
ADDITIONAL RENT

130 Brew Street - \$16.10 PSF (2024)
220 Brew Street - \$13.93 PSF (2024)

UNIT 610



UNIT 400



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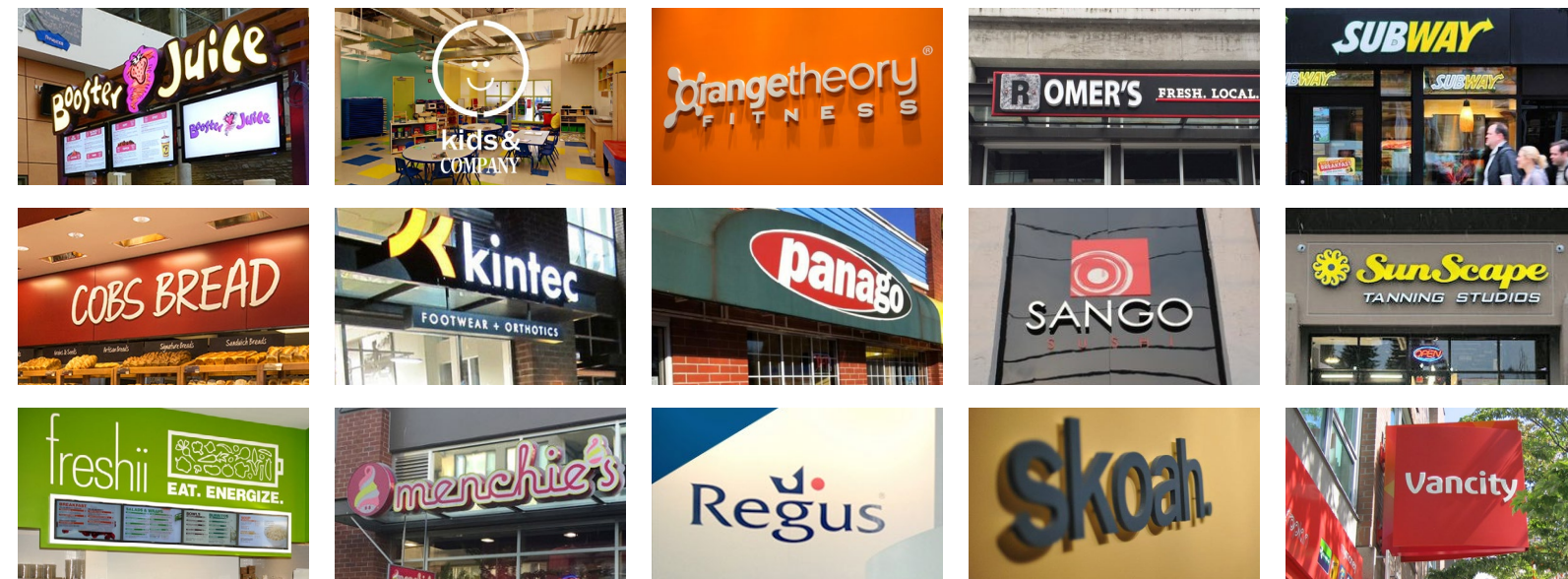
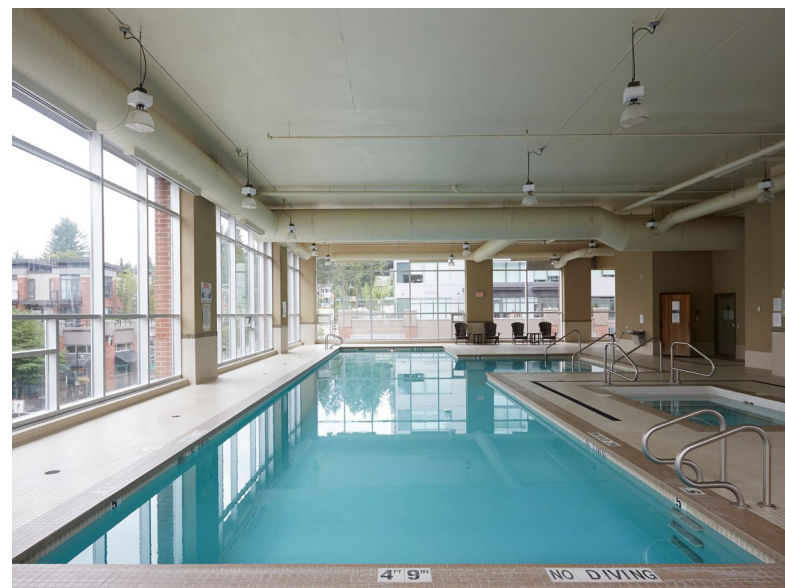


PROPERTY FEATURES

- Floor to ceiling, operable windows allowing for maximum natural light and air flow.
- Heat pump HVAC system allowing for multiple control zones on each floor.
- Building standard glass entry door to each tenant's suite.
- Convenient access to retailers at Suter Brook.
- Beautifully appointed office building lobby.
- Within in a block of the new Ioco Road Evergreen Line station.
- Fully equipped bike locker.
- Roof top patio with lounge area, full barbeque and sink area, and free wifi.

AMENITIES

Suter Brook Village is an all-encompassing mixed use neighborhood with a vibrant social centre situated on 22 acres of land with all the amenities any tenant would look for. This master planned community has open walkways, public seating areas, and designed in a park like setting with ease of access to retailers such as Thrifty Foods, Starbucks, BC Liquor, Cobs Bread, TD Canada Trust, Sango Sushi and many more. Tenants can also benefit from the local amenities including the Port Moody recreation centre, and the Inlet Park which connects all the park space along the Burrard Inlet via the Shoreline hiking and biking trails.



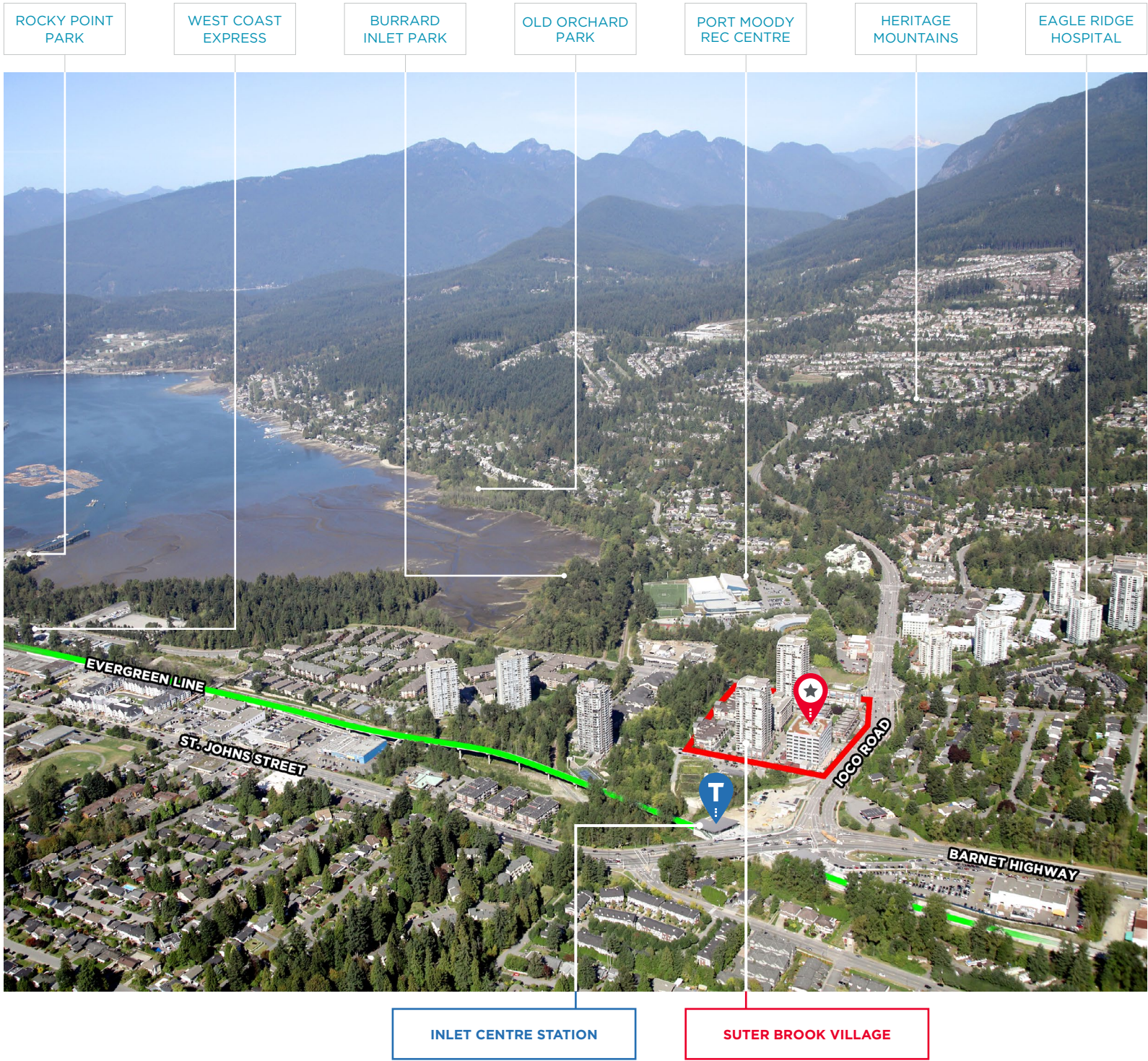


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