



FOR LEASE
UNIT 1115
1579 KINGSWAY AVENUE
PORT COQUITLAM, BC



- EXCEPTIONAL QUALITY 5 YEAR OLD BUILDING
- DOCK AND GRADE LOADING AT REAR
- 26' CLEAR CEILINGS
- ESFR SPRINKLERS
- 500 LBS FLOOR LOAD CAPACITY



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CUSHMAN & WAKEFIELD

FOR LEASE

UNIT 1115

**1579 KINGSWAY AVENUE
PORT COQUITLAM, BC**

LOCATION

HUB is centrally located in Port Coquitlam, close to a vibrant amenity base and connected to all major highways. This location enjoys easy access to everywhere in the Lower Mainland – just minutes off Lougheed Highway, Mary Hill Bypass, Highway 1, and the South Fraser Perimeter Road.

AVAILABLE AREA

Main Floor Warehouse	5,936 SF
Shell Second Floor Office	1,823 SF
Total Available Area	7,759 SF

AVAILABILITY

Immediate

LEASE RATE

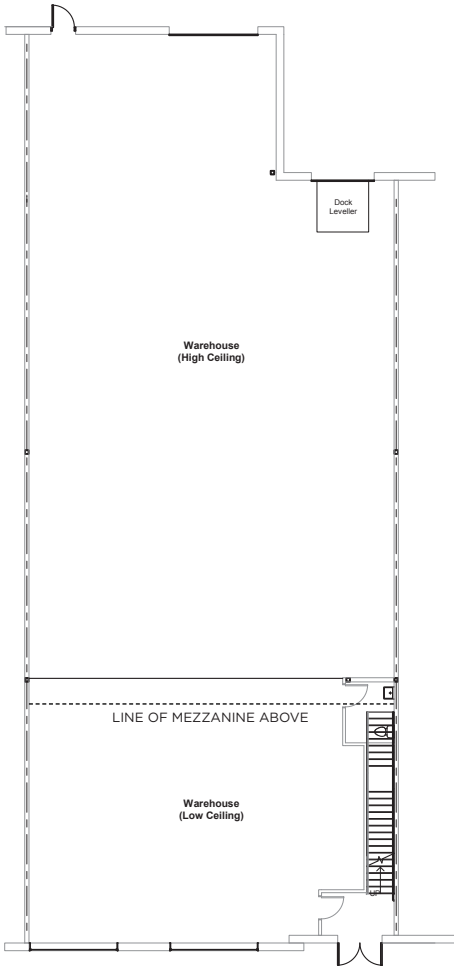
\$19.95 PSF, net, per annum

ADDITIONAL RENT (2024)

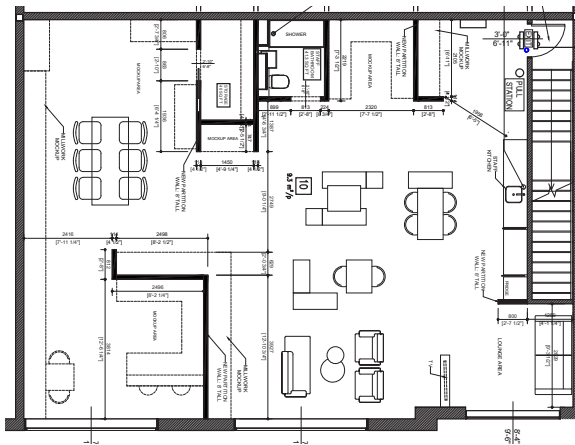
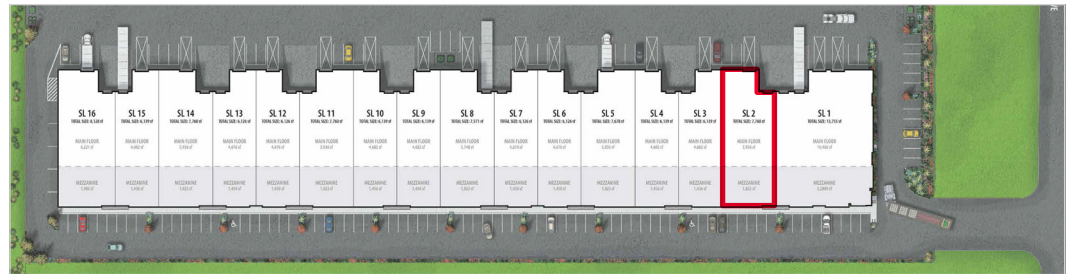
Estimated at \$6.78 PSF, per annum, plus management fee

PROPERTY FEATURES

- State-of-the-art, energy efficient construction by Conwest
- One (1) 8' 6" x 10' insulated dock door with leveler (room for 53' trailers)
- One (1) 12' x 14' insulated grade door
- 26' clear ceilings
- ESFR sprinkler system
- 500 lbs PSF floor load rating
- LED warehouse lighting
- Insulated concrete tilt-up exterior walls
- Steel and concrete mezzanine structure



MAIN FLOOR



POTENTIAL SECOND FLOOR LAYOUT



Conwest's HUB development project is being built with ASHRAE-compliant energy efficient construction methods and designed with building specifications to meet the needs of a growing business.

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