



FOR LEASE

UNIT 108

2071 KINGSWAY AVENUE

PORT COQUITLAM, BC

High Profile 2,593 sf Office/Warehouse
Kingsway Corporate Centre



Kevin Volz

Personal Real Estate Corporation

Vice President, Industrial

604 640 5851

kevin.volz@cushwake.com



FOR LEASE

UNIT 108

2071 KINGSWAY AVENUE

PORT COQUITLAM, BC

LOCATION

This quality complex is located on a high visibility corner of Kingsway Avenue between the West Coast Express Station and the Coast Mountain Bus Company depot across from the newly built Port Coquitlam Recreation Centre. The location is within walking distance from all the amenities of Downtown Port Coquitlam and offers easy access to the Lougheed Highway and the Mary Hill Bypass.

PROPERTY FEATURES

- Concrete tilt-up construction
- High profile corporate presence
- Kingsway Avenue Exposure
- Fully sprinklered
- Approximately 9' x 12' rear grade loading door
- Approximately 21'6" clear ceilings in warehouse
- HVAC system on second floor
- 120/208V, 100A, 3-phase electrical service (subtenant to verify)
- Radiant tube heating in warehouse
- Fluorescent lighting
- Ample natural light to office and warehouse areas
- Two (2) washrooms
- Coffee bar with sink
- Three (3) reserved parking stalls plus "visitor" parking

TOTAL AVAILABLE AREA

Main Floor Office	880 sf
Warehouse	693 sf
Main Floor Area	1,573 sf
Second Floor Office	880 sf
Mezzanine Storage	140 sf**
Total Available Area	2,593 sf*

*Measurements are approximate. **Area to be restored.

ZONING

CD20 zoning with light industrial guidelines. Accessory retail uses are allowed.

LEASE RATE

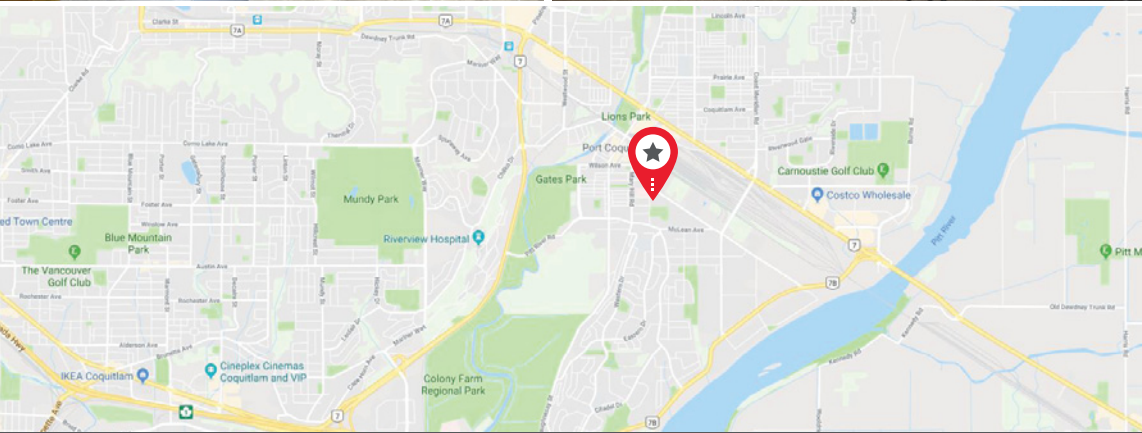
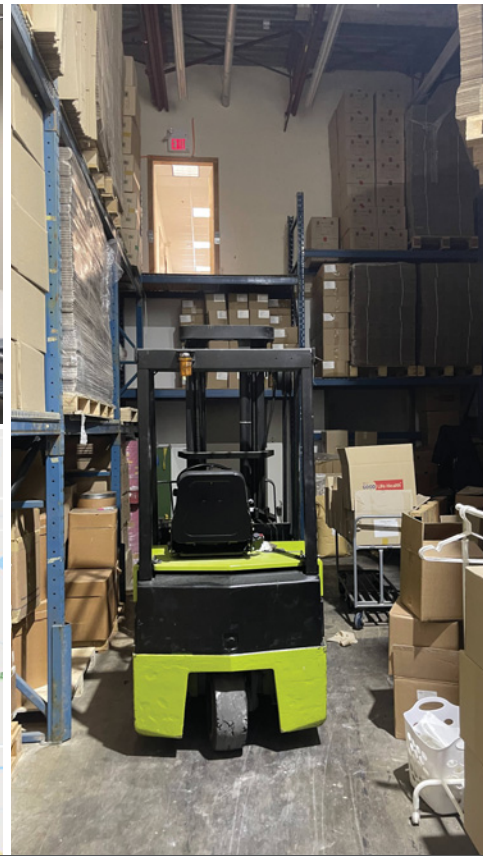
From \$3,565.38 per month, net, plus GST

ADDITIONAL RENT (2021)

Estimated at approximately \$1,124.06 per month, plus GST

AVAILABILITY

February 1, 2022



Kevin Volz
 Personal Real Estate Corporation
 Vice President, Industrial
 604 640 5851
 kevin.volz@cushwake.com

E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 09/21 bg