



**CUSHMAN &
WAKEFIELD**

FOR LEASE

UNIT 1115

1579 KINGSWAY AVENUE
PORT COQUITLAM, BC

HUB



NEW RATE

**DISCOUNTED RATES AVAILABLE FOR "AS IS" SHELL DEAL
LANDLORD WILL CONTRIBUTE TO OFFICE BUILD AT ASKING RENTS**

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



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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 |
| Enclosed Mezzanine | 1,823 SF |
| Total Available Area | 7,759 SF |

AVAILABILITY

Immediate

LEASE RATE

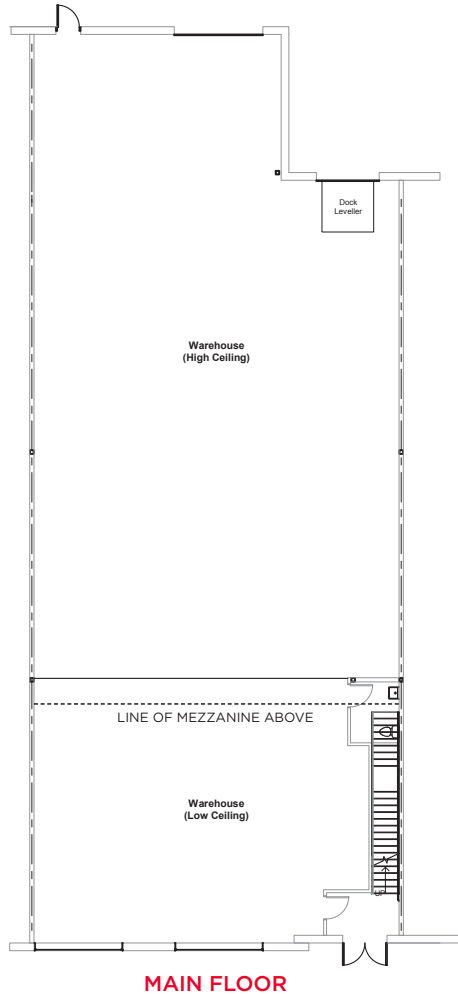
\$19.95 PSF, net, per annum

ADDITIONAL RENT (2025)

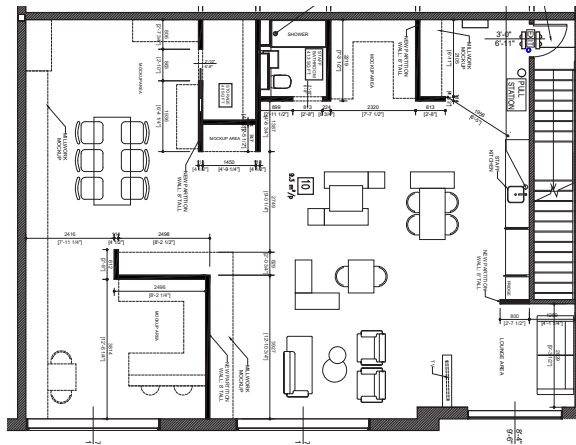
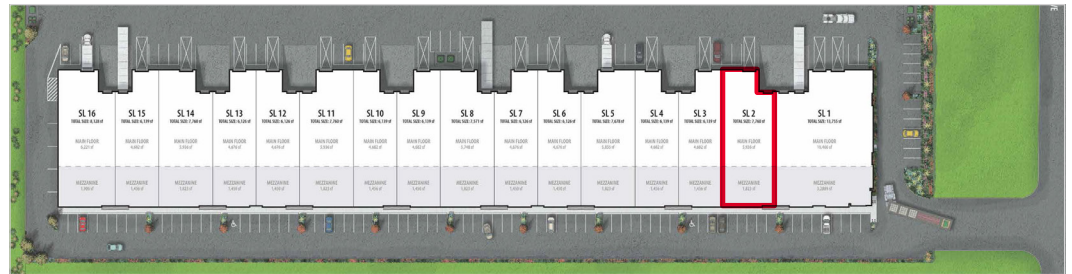
Estimated at \$7.35 PSF, per annum, plus management fee

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
- Main floor finished accessible washroom
- 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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