



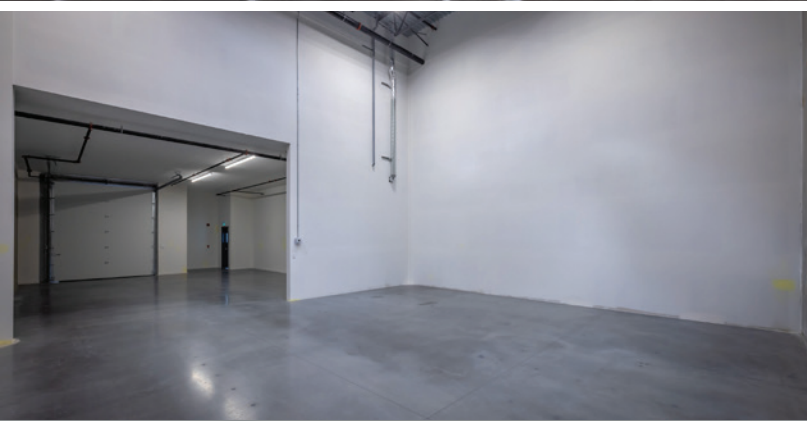
**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**

**UNIT 1125**

**955 SEABORNE AVENUE  
PORT COQUITLAM, BC**

**PIVOTAL 2**



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## LOCATION

The subject property is situated between the western cul-de-sac of Seaborne Avenue and Dominion Avenue just west of Hawkins Street within PIVOTAL 2 in the heart of the Dominion Triangle area. It is within close proximity to the Pitt River Bridge and Golden Ears Bridge to the east, Coast Meridian Overpass to the west and being only minutes from the Cape Horn Interchange, Port Mann Bridge and Highway #1. PIVOTAL 2 offers a superb location for warehouse and distribution, with excellent profile for accessory retail and office. Immediately nearby there are numerous retail amenities at Fremont Village, including Canadian Tire, Walmart, Costco, Save On Foods, HMart, Journey Chrysler and more.

## AVAILABLE AREA

Warehouse	2,093 sf
Second Floor Office	1,141 sf
<b>Total Available Area</b>	<b>3,234 sf</b>

## ZONING

M-3 (Clean Industrial) zoning allows for uses including clean manufacturing, high tech, commercial indoor recreation, warehousing and select office and retail uses.

## LEASE RATE

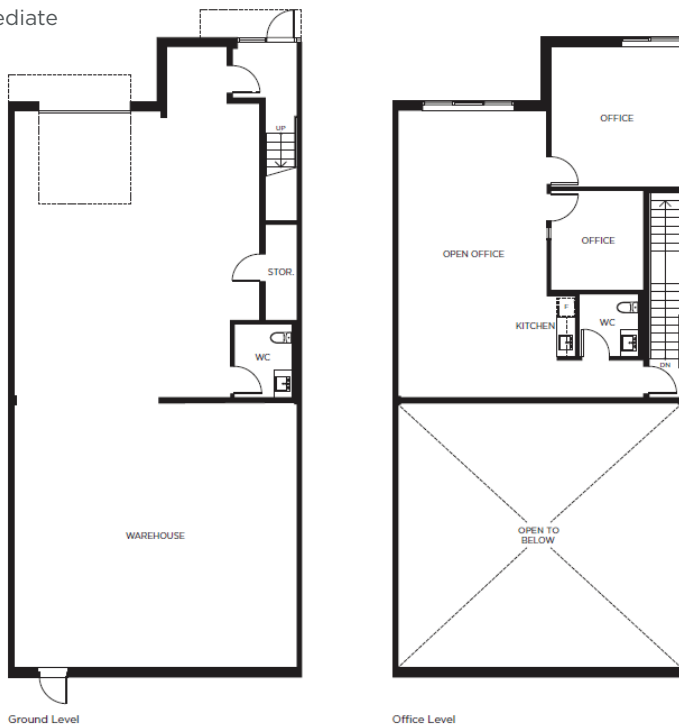
From \$22.95 psf, net, plus annual escalations

## ADDITIONAL RENT (2024)

Estimated at approximately \$8.75 psf, plus GST

## AVAILABILITY

Immediate



## PROPERTY FEATURES

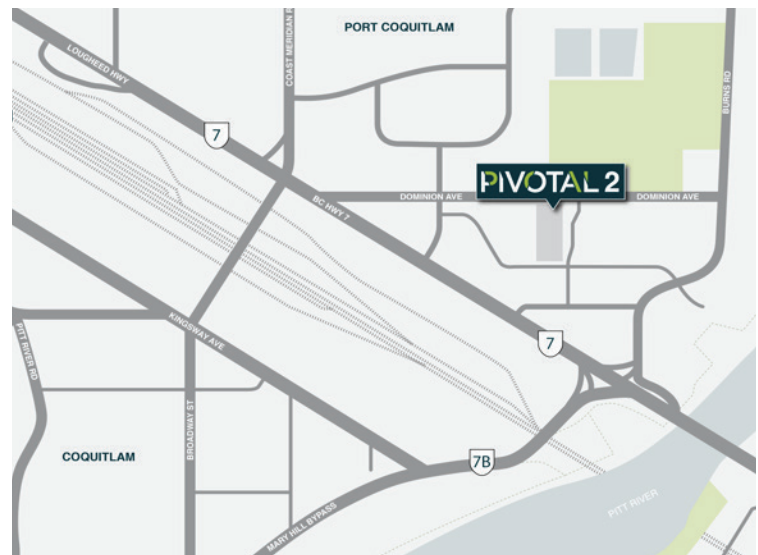
- Quality design & construction by Conwest
- Concrete tilt-up construction
- High end architecturally designed building
- Extensive ground & mezzanine level glazing
- ESFR rated sprinkler system

## WAREHOUSE

- 24' ceiling heights
- 500 lbs per square foot floor load rating
- Forced air gas warehouse heater
- Skylight in warehouse
- LED lighting
- 100 amp, 347/600 volt, 3 phase electrical service
- One (1) front 10' x 12' grade level loading door

## SECOND FLOOR OFFICE

- HVAC system
- 9' ceiling height under t-bar ceiling
- Two (2) private offices/meeting rooms
- One (1) 2-pc washroom
- Kitchenette with sink and upper & lower cabinetry
- Vinyl & carpet tile flooring
- LED lighting



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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 (05/23/bg)