FOR LEASE

UNIT 1125 955 SEABORNE AVENUE PORT COQUITLAM, BC





Rick Eastman

PREC, Personal Real Estate Corporation Executive Vice President, Industrial +1 604 640 5863

rick.eastman@ca.cushwake.com

Kevin Volz

Personal Real Estate Corporation Vice President, Industrial +1 604 640 5851 kevin.volz@ca.cushwake.com

Alex Eastman

Associate Industrial Sales & Leasing +1 604 608 5933 alex.eastman@cushwake.com

FOR LEASE

UNIT 1125 955 SEABORNE AVENUE PORT COQUITLAM, BC



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 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

Total Available Area 3,234 sf

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

REDUCED \$19.95, psf, net, plus GST

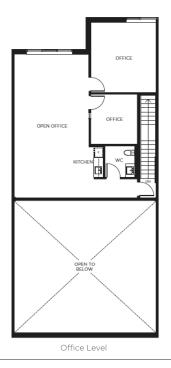
ADDITIONAL RENT (2025)

Estimated at approximately \$8.75 psf, per annum, 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



Rick Eastman

PREC, Personal Real Estate Corporation Executive Vice President, Industrial +1 604 640 5863 rick.eastman@ca.cushwake.com

Kevin Volz

Personal Real Estate Corporation Vice President, Industrial +1 604 640 5851 kevin.volz@ca.cushwake.com

Alex Eastman

Associate Industrial Sales & Leasing +1 604 608 5933 alex.eastman@cushwake.com

©2025 Cushman & Wakefield ULC. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS AND/OR OMMISSIONS.