

**FOR LEASE | UNIT 711**

**2071 KINGSWAY AVENUE**

**PORT COQUITLAM, BC**



**CUSHMAN &  
WAKEFIELD**

**NEWLY RENOVATED OFFICES**

**YEAR 1 RATE OF \$15.00 PER SF, NET,  
ON 5 YEAR DEALS TO QUALIFIED TENANTS!**



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# UNIT 711 | 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
- Corner unit
- Abundance of windows
- Fully sprinklered
- Approximately 10' x 12' rear grade loading door (at side)
- Approximately 21'6" clear ceilings in warehouse
- HVAC system on second floor
- 120/208V, 100A, 3-phase electrical service (tenant 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

Warehouse	1,674 SF
Second Floor Office	904 SF
Total Available Area	2,578 SF*

*\*Measurements are approximate.*

### ZONING

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

### LEASE RATE

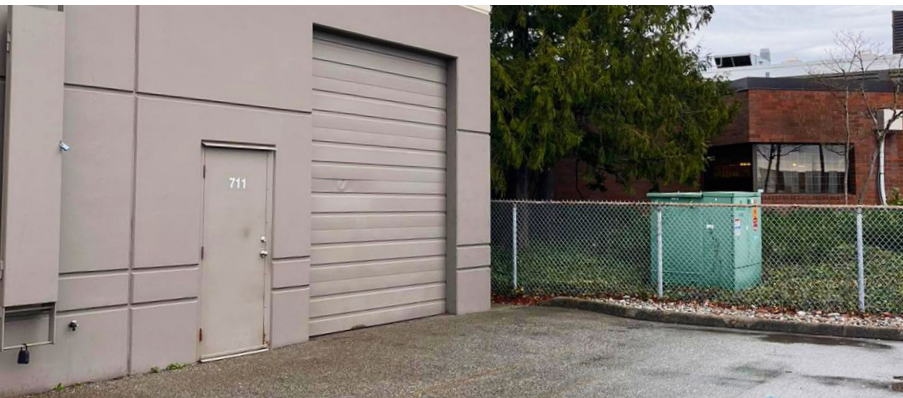
\$3,222.50 per month, net, plus GST

### ADDITIONAL RENT (2025)

Estimated at approximately \$1,968.65 per month, plus GST

### AVAILABILITY

Immediate



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