



# FOR LEASE

## SUTER BROOK VILLAGE 130 BREW STREET PORT MOODY, BC



**CLASS "A" OFFICE SPACE ON THE EVERGREEN LINE**  
THE LARGEST OFFICE DEVELOPMENT IN THE TRI-CITIES



**Craig W. Ballantyne**  
Personal Real Estate Corporation  
Senior Vice President  
+1 604 608 5928  
[craig.ballantyne@cushwake.com](mailto:craig.ballantyne@cushwake.com)

**Liam Boulton**  
Senior Associate  
Commercial Sales and Leasing  
+1 604 629 5023  
[liam.boulton@cushwake.com](mailto:liam.boulton@cushwake.com)



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**OPPORTUNITY**

Cushman & Wakefield Ltd is pleased to offer the opportunity to occupy brand new ‘Class A’ office space in Port Moody’s newest and most prominent development, Suter Brook Village. This office building is centrally located next to the new Evergreen Line - Inlet Centre Station, amongst a master planned community offering the best local amenities. Tenants will thrive in this convenient, up and coming live/work community with new homes, ease of access and proximity to amenities.

**LOCATION**

Suter Brook Village is strategically located half a block from the northwest corner of Ioco Road and Barnet Hwy, on the eastern cusp of the Burrard Inlet. Steps from the brand new Evergreen Line’s – Inlet Centre Station, the office tower is connected to a number of major transit corridors offering convenient access to key locations throughout Metro Vancouver and the Tri-Cities area.

**EVERGREEN LINE**

The Evergreen Line is a new rapid transit line that connects Coquitlam to Vancouver via Port Moody and Burnaby. The Evergreen Line is a fast, frequent and convenient SkyTrain service, connecting Coquitlam City Centre through Port Moody to Lougheed Town Centre in approximately 15 minutes. It connects without transfer to the current SkyTrain network at Lougheed Town Centre Station and integrates with regional bus and West Coast Express networks.





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AVAILABLE SPACE

130 Brew Street

- 2<sup>nd</sup> Floor **SUITE 202** - 1,329 SF - **UNDER CONTRACT**  
Available October 1, 2025 with earlier occupancy able to be accommodated. The unit has a reception area, a kitchen, two normal sized offices, and a large office. It was previously used as a medical office; the furniture, medical beds, portable sinks, and other equipment can be negotiable if requested.
- 2<sup>nd</sup> Floor **SUITE 204** - 1,826 SF  
Available August 1, 2025. The office is currently built out as dental clinic with a reception area, two offices, several dental chairs, a kitchen area, storage area, and server closet. The unit also has gorgeous northern views of the mountains and plateau. The space can be taken as a dental clinic, or the landlord can turn-key the premises into an office build-out.
- 2<sup>nd</sup> Floor **SUITE 205** - 1,937 SF  
Available December 1, 2025.
- 3<sup>rd</sup> Floor **SUITE 310** - 1,362 SF  
Available October 31, 2025 This Southern Facing Space faces on to a beautiful garden of greenery and features two offices, a large boardroom, a server room, and kitchenette.
- 4<sup>th</sup> Floor **SUITE 401** - 1,855 SF  
Available May 1, 2025. Recently built out modern office space with large north facing windows looking on to the mountains. Boasts 4 offices, a meeting room, a large open area, a kitchenette, and a server closet.

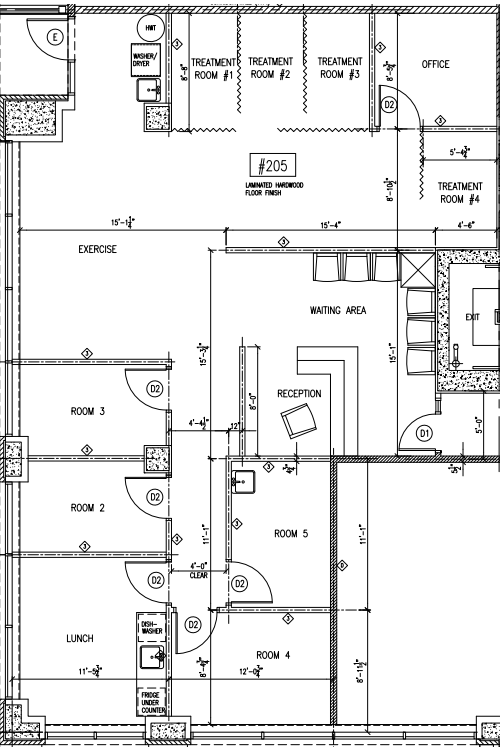
BASIC RENT

Please contact Listing Agents

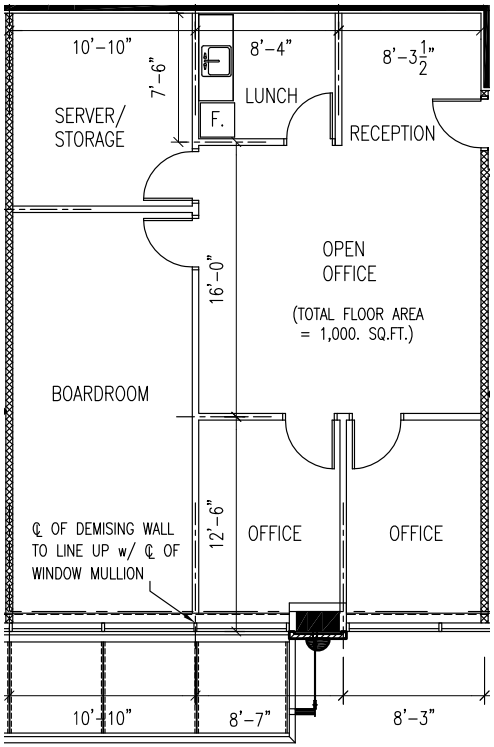
ADDITIONAL RENT

130 Brew Street - Est. \$16.30/SF (2025)

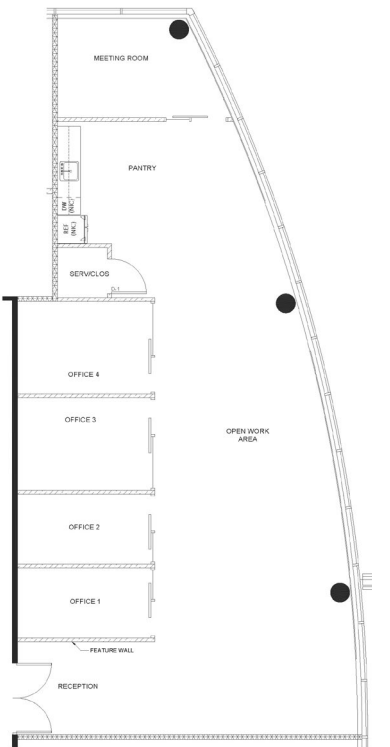
UNIT 205



UNIT 310



UNIT 401





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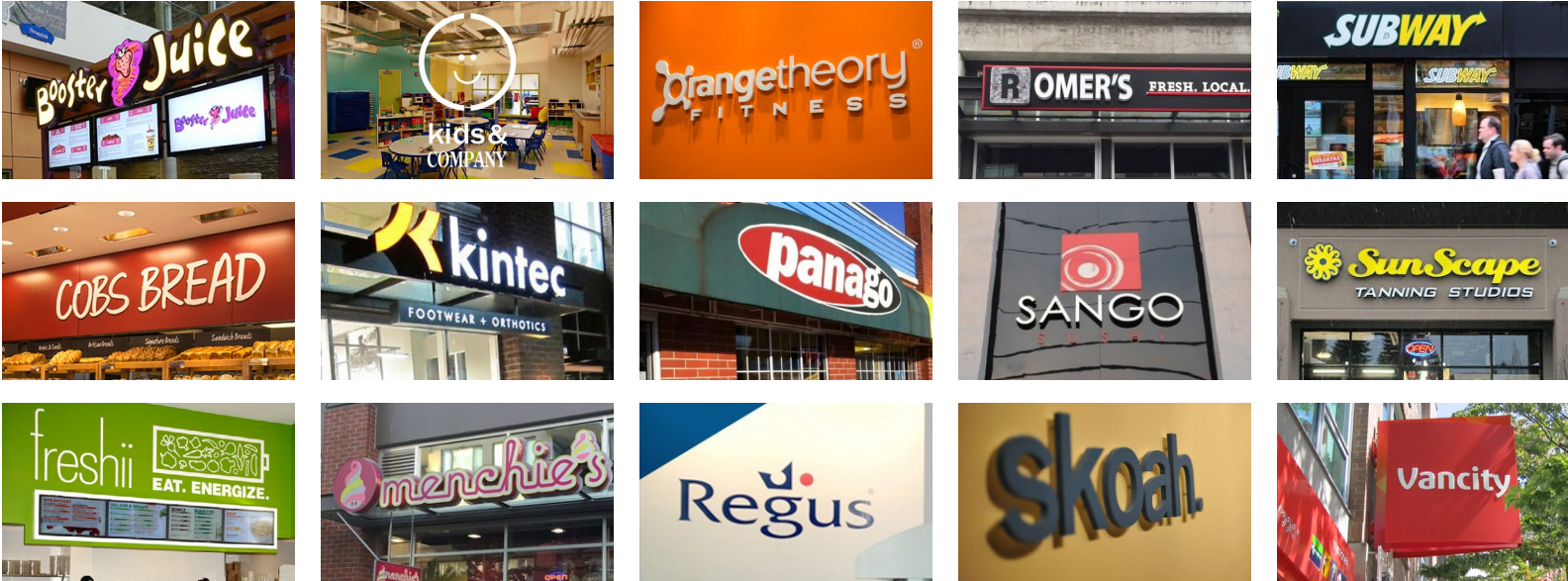


PROPERTY FEATURES

- Floor to ceiling, operable windows allowing for maximum natural light and air flow.
- Heat pump HVAC system allowing for multiple control zones on each floor.
- Building standard glass entry door to each tenant's suite.
- Convenient access to retailers at Suter Brook.
- Beautifully appointed office building lobby.
- Within in a block of the new Ioco Road Evergreen Line station.
- Fully equipped bike locker.
- Roof top patio with lounge area, full barbeque and sink area, and free wifi.

AMENITIES

Suter Brook Village is an all-encompassing mixed use neighborhood with a vibrant social centre situated on 22 acres of land with all the amenities any tenant would look for. This master planned community has open walkways, public seating areas, and designed in a park like setting with ease of access to retailers such as Thrifty Foods, Starbucks, BC Liquor, Cobs Bread, TD Canada Trust, Sango Sushi and many more. Tenants can also benefit from the local amenities including the Port Moody recreation centre, and the Inlet Park which connects all the park space along the Burrard Inlet via the Shoreline hiking and biking trails.





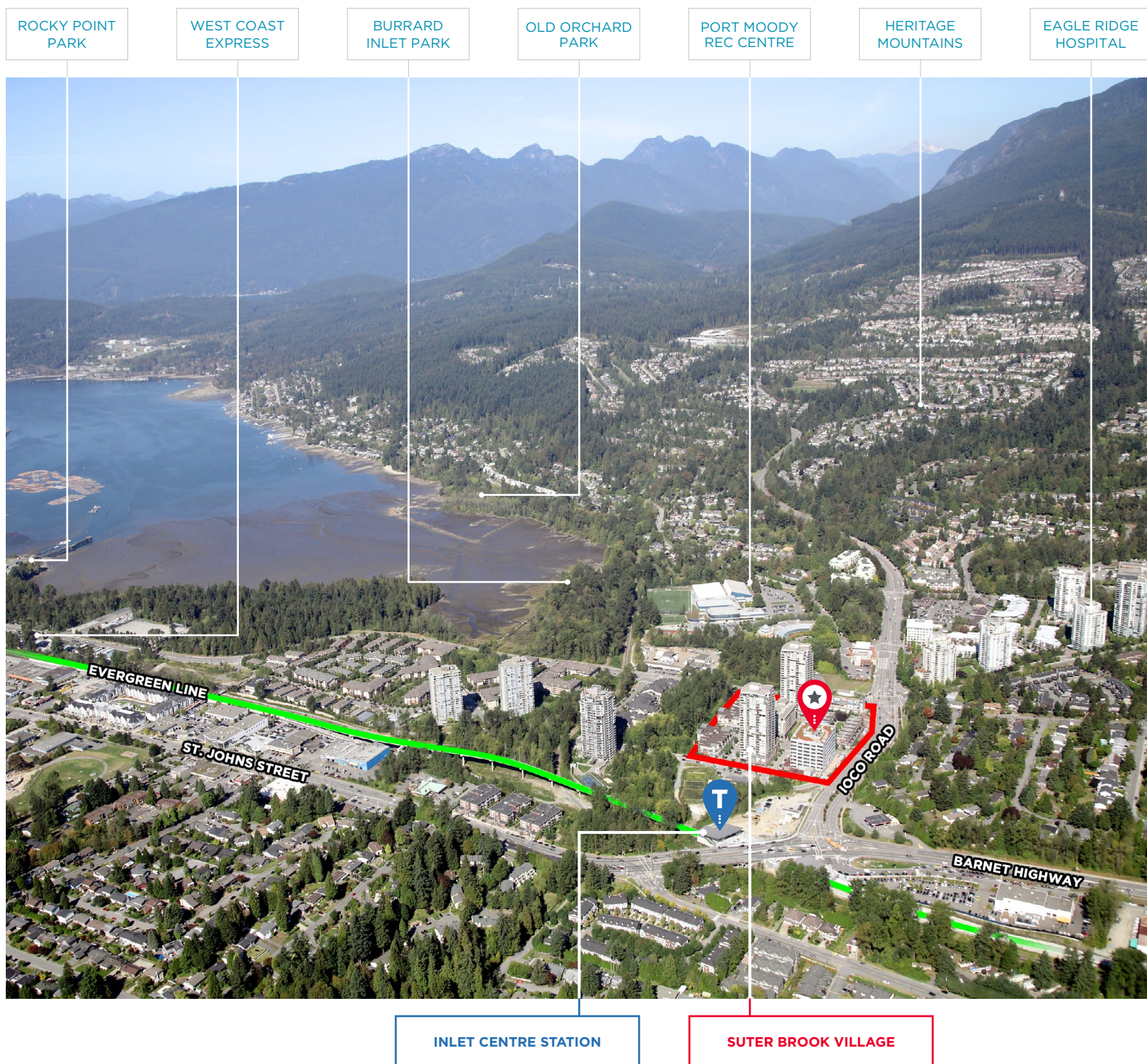


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