

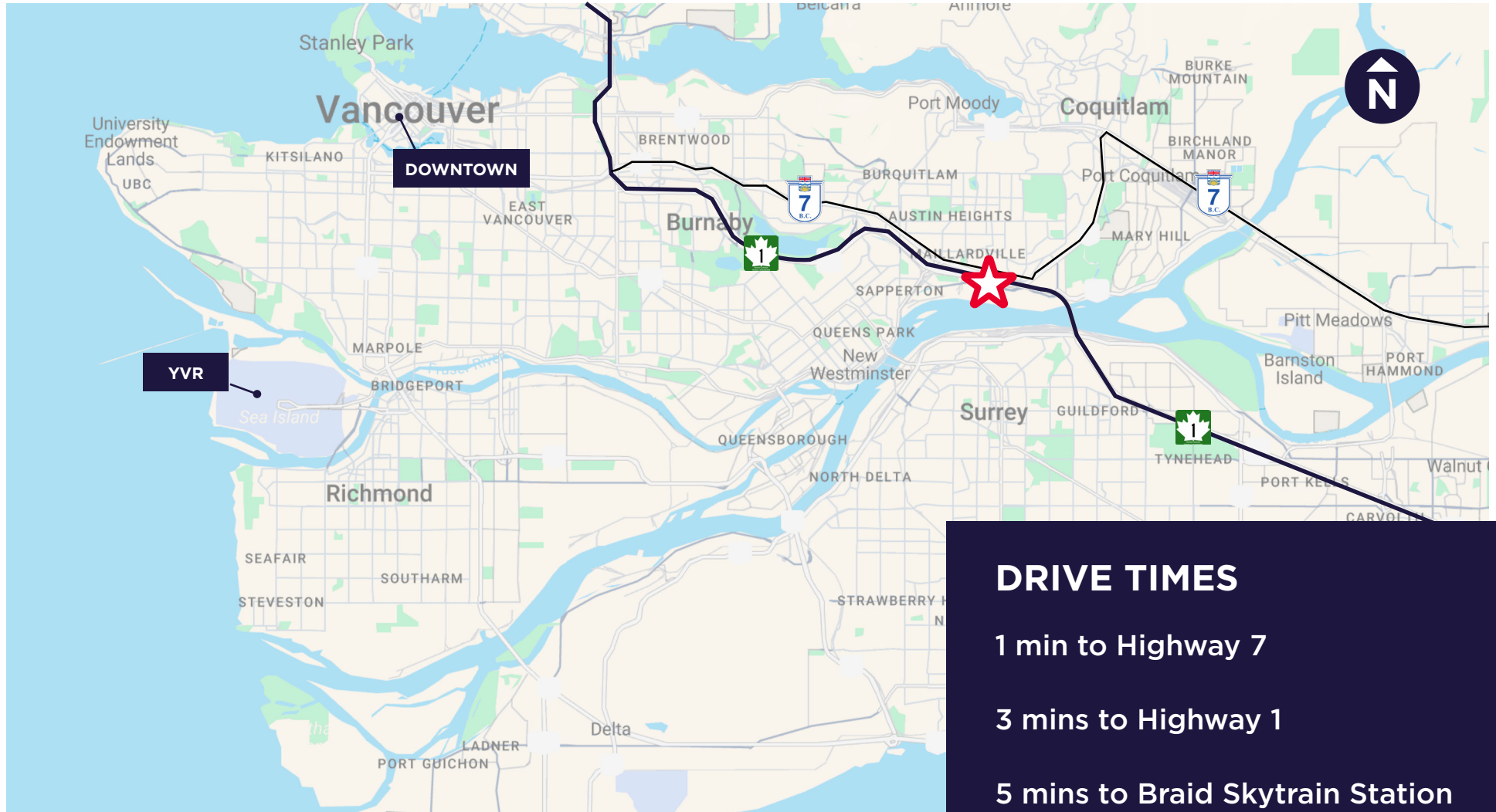
FOR LEASE
11,703 SF

UNIT 106

7 KING EDWARD ST,
COQUITLAM, BC



LOCATION



DRIVE TIMES

1 min to Highway 7

3 mins to Highway 1

5 mins to Braid Skytrain Station

9 mins to Coquitlam Centre

25 mins to Downtown Vancouver

30 mins to YVR Airport

Strategically located at 7 King Edward Street in Coquitlam, BC, the Fraser Mills Business Centre offers exceptional connectivity for businesses and visitors alike. With immediate access to Highway 1 and Highway 7, and just minutes from the Port Mann Bridge, this prime location ensures seamless travel across Metro Vancouver and beyond.

PROPERTY FEATURES

UNIT SIZE

MEZZANINE: 2,610 SF

GROUND: 9,093 SF

TOTAL: 11,703 SF

AVAILABLE: IMMEDIATELY

BASIC RENT: \$20.00 PSF

ADDITIONAL RENT \$6.19 PSF
(2025 est.)



CLEAR HEIGHT
28'



LOADING:
1 Dock & 1 Grade



FLOOR LOAD:
Ground Floor: 500LBS/SF
Mezzanine: 100LBS/SF



SPRINKLER
ESFR Sprinklers



POWER
3-Phase, 200A at 347/600V



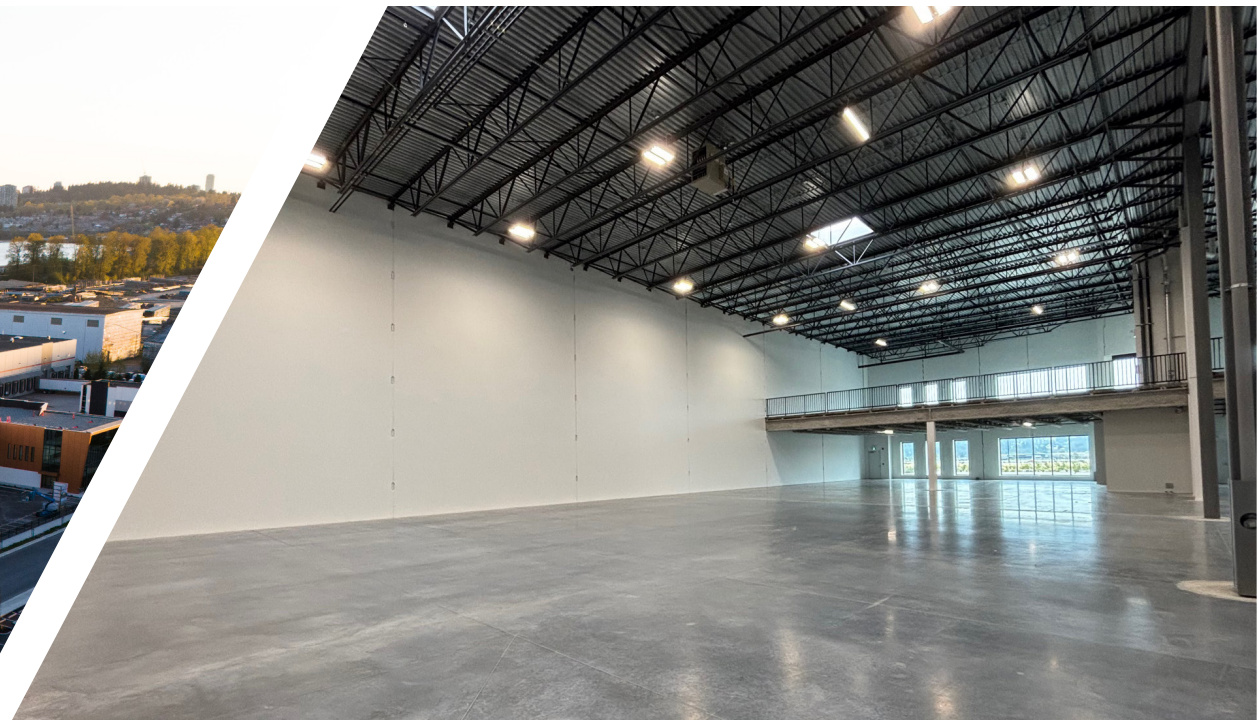
PARKING
11 Dedicated Stalls



ZONING:
CD-1 (Light Industrial/Business Park)

Contact listing agents for
further details.



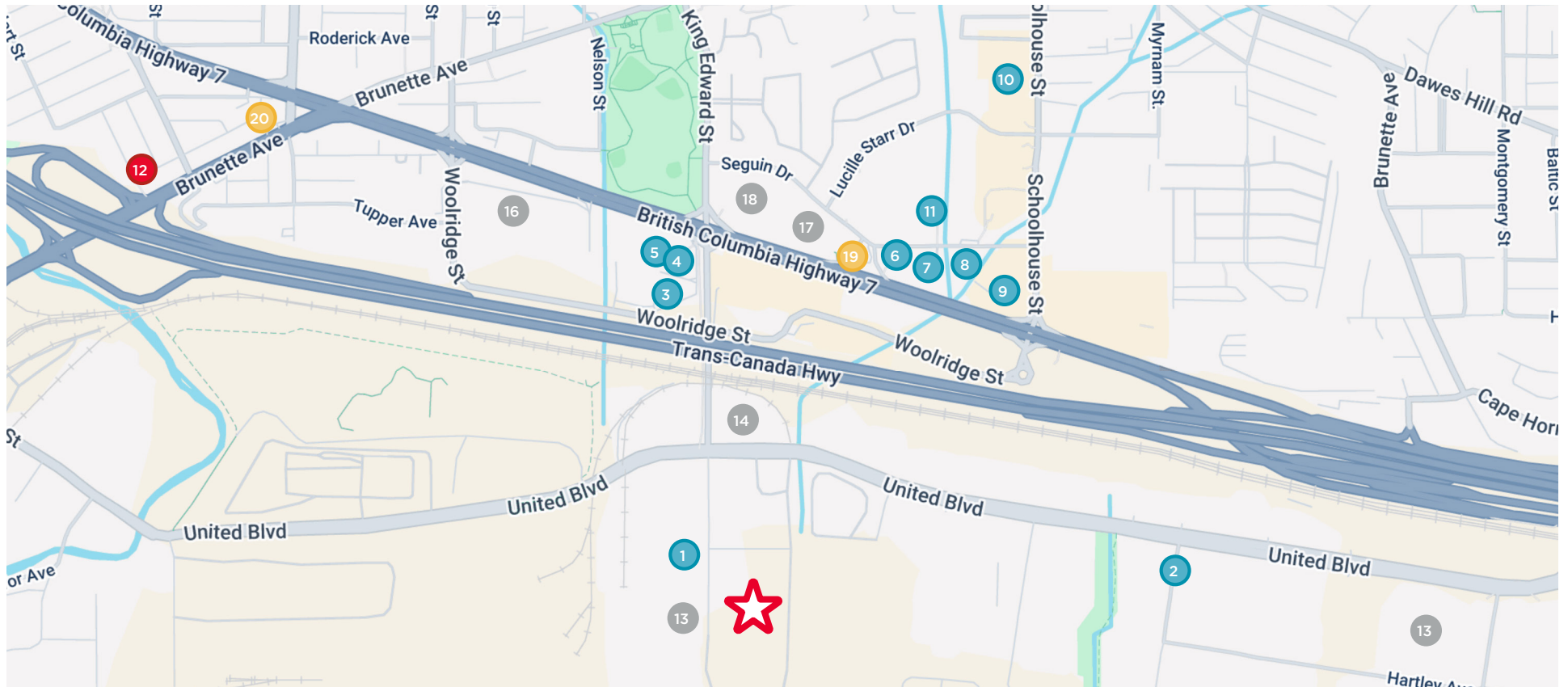


“ New, move-in ready shell unit located in Beedie’s Fraser Mills Business Centre — Coquitlam’s landmark waterfront community. Ideal for businesses seeking modern industrial space in a dynamic, master-planned environment.

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LOCAL AMENITIES



Restaurants

1. Olivier's La Boulangerie
2. Tim Hortons
3. McDonald's
4. Ayam Zaman
5. Fatburger

6. A&W Canada

7. Starbucks

8. Subway

9. Wendy's

10. I Love Sushi

11. SH Shawarma House

Hotels

12. SureStay Plus

Retail

13. Inno Foods

14. The Brick

15. The Home Depot

16. IKEA

17. Staples

18. Canadian Tire

Other

19. Mobil

20. Petro-Canada



CONTACT

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