

# FOR LEASE UNIT B106 7 KING EDWARD ST, COQUITLAM, BC



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## **LOCATION**

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.

## **RENTABLE AREA**

Mezzanine: 2,610 SF Ground: 9,093 SF

Total: 11,703 SF

### **PROPERTY FEATURES**

- 28' clear ceiling heights
- 1 Dock & 1 Grade loading door
- ESFR Sprinklers
- 3-Phase Power: 200A at 347/600V
- 11 Dedicated Parking Stalls

#### ZONING

CD-1 (Light Industrial/Business Park)

## **AVAILABILITY**

**Immediately** 

### **BASIC RENT**

\$20.00 PSF

#### **ADDITIONAL RENT**

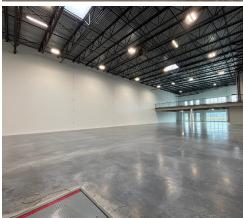
\$6.19 PSF (2025 est)













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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.

## **DRIVING 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

## **LEGENDS**

Millenium Line Expo Line Canada Line Highways BC Rail SRY Rail



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