

FOR LEASE

UNIT B106

7 KING EDWARD ST, COQUITLAM, BC

11,703 SF AVAILABLE



D. NATHAN KEWIN
Personal Real Estate Corporation
Senior Vice President
+1 604 640 5885
nathan.kewin@cushwake.com

BLAKE GOZDA
Personal Real Estate Corporation
Senior Vice President
+1 604 608 5971
blake.gozda@cushwake.com

JEEVAN BATH
Associate
+1 778 401 6294
jeevan.bath@cushwake.com

700 West Georgia Street, Suite 1200
Pacific Centre, PO Box 10023
Vancouver, BC V7Y 1A1
+1 604 683 3111
cushmanwakefield.ca

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

\$10.13 PSF (2026 est.)



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

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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