



**CUSHMAN &
WAKEFIELD**

FOR LEASE

SUTER BROOK VILLAGE

130 BREW STREET

PORT MOODY, BC



130 BREW STREET

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



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OPPORTUNITY

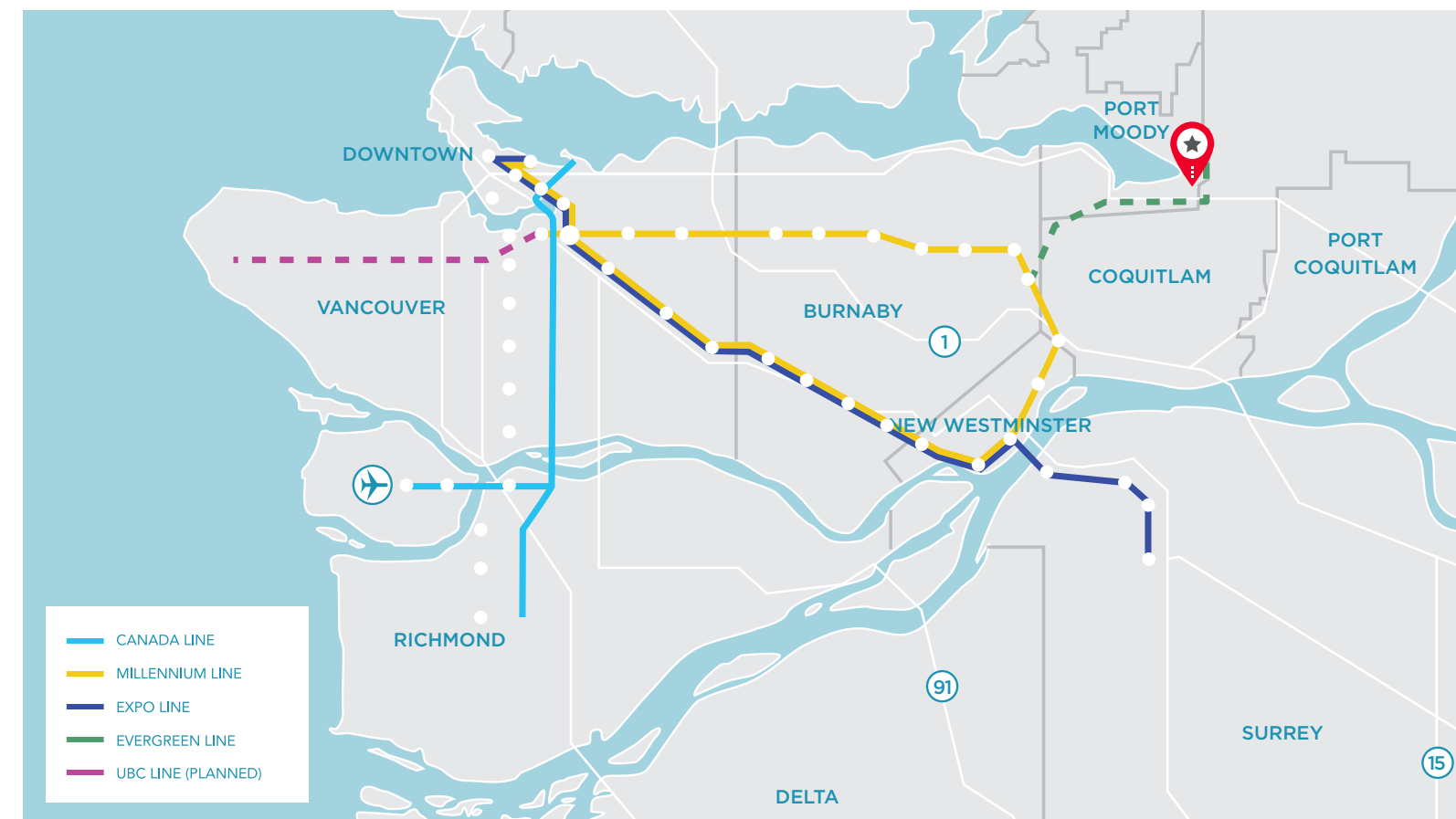
Cushman & Wakefield Ltd is pleased to offer the opportunity to occupy brand new 'Class A' office space in Port Moody's newest and most prominent development, Suter Brook Village. This office building is centrally located next to the Evergreen Line - Inlet Centre Station, amongst a master planned community 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 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 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

- 2nd Floor **SUITE 202** - 1,329 SF - **LEASED**
 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.
- 2nd Floor **SUITE 203** - 1,932 SF
 Available February 1st, 2025. - This North facing unit features gorgeous views of the mountains, and has three offices, a boardroom, a kitchen room, a server & storage closet, and an open area.
- 2nd Floor **SUITE 204** - 1,826 SF
 This North-East facing unit features views of the Northern mountains and direct patio access. The landlord is currently renovating it to include one office, one boardroom, a kitchenette, a server/storage closet, and a large open area. The build out plan may also potentially be able to be adjusted for fast moving tenants interested in the space.
- 2nd Floor **SUITE 203/204** - 3,758 SF
 These two units can potentially be combined, with the landlord offering their building standard turn-key build out to the tenant's layout.
- 4th Floor **SUITE 401** - 1,855 SF
 Available now. 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

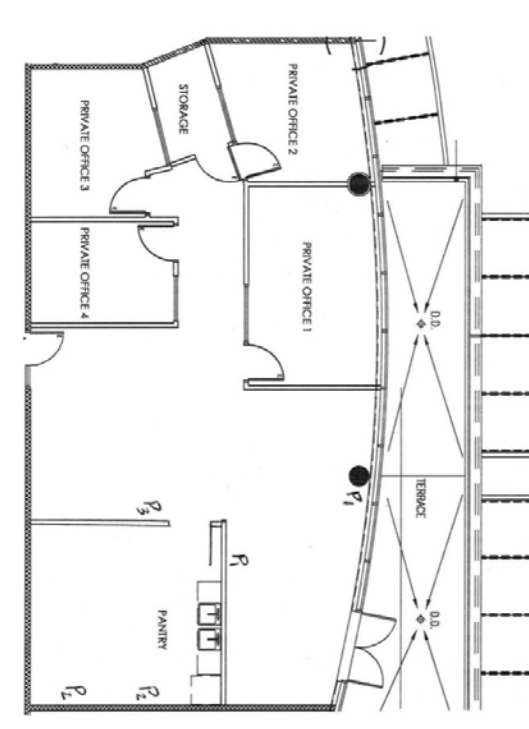
ADDITIONAL RENT

130 Brew Street - Est. \$17.29/sf (2026)

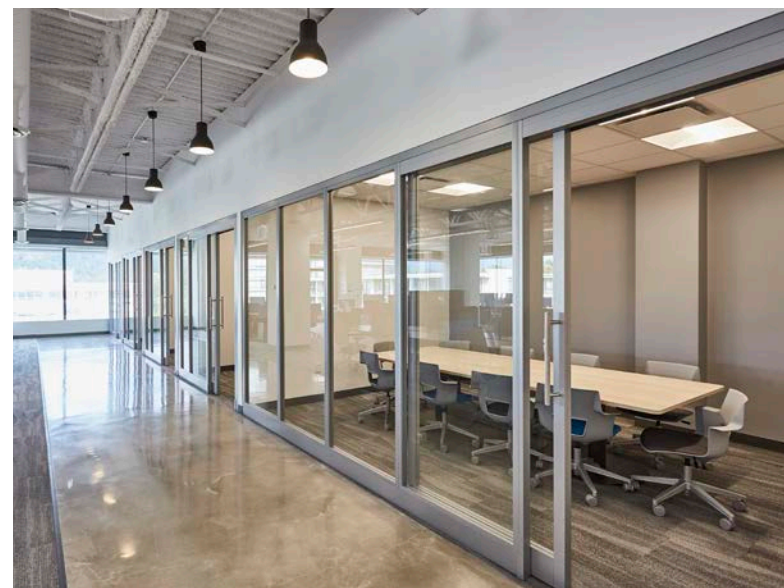
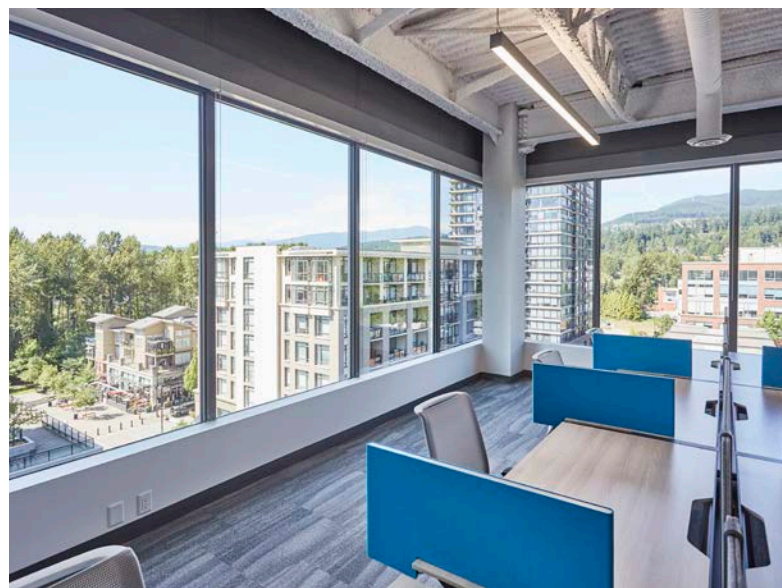
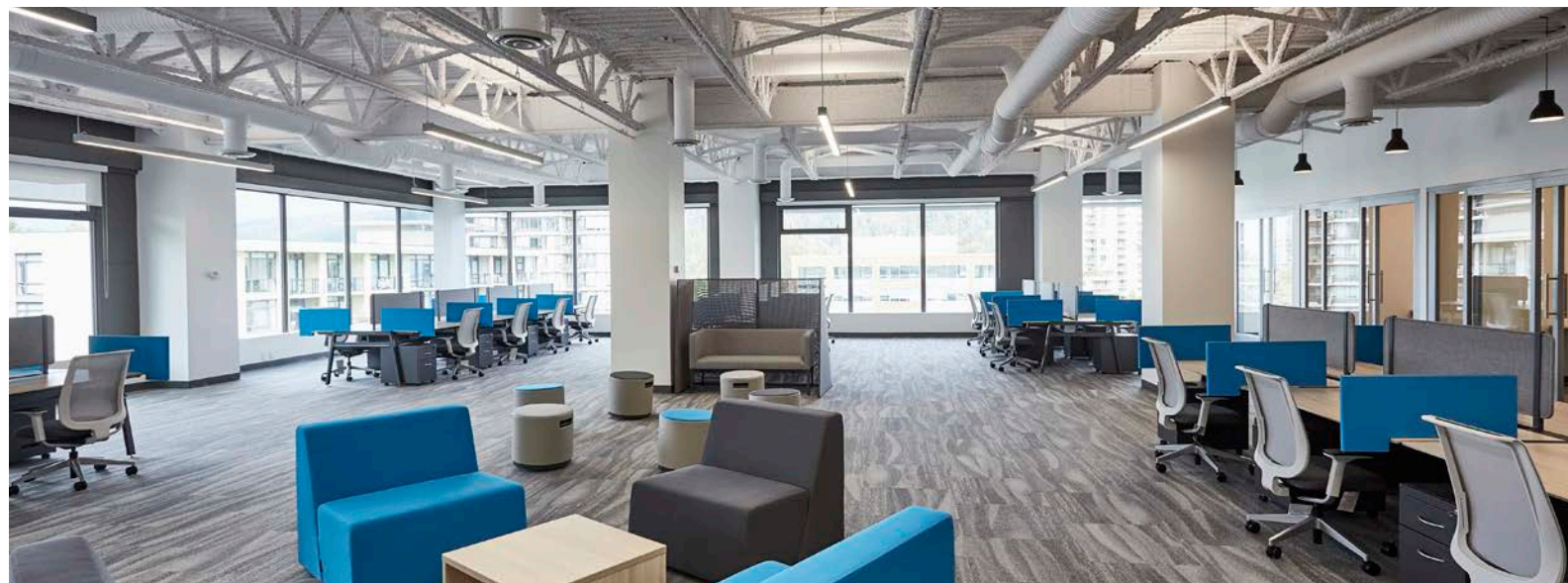
UNIT 204



UNIT 203



UNIT 401



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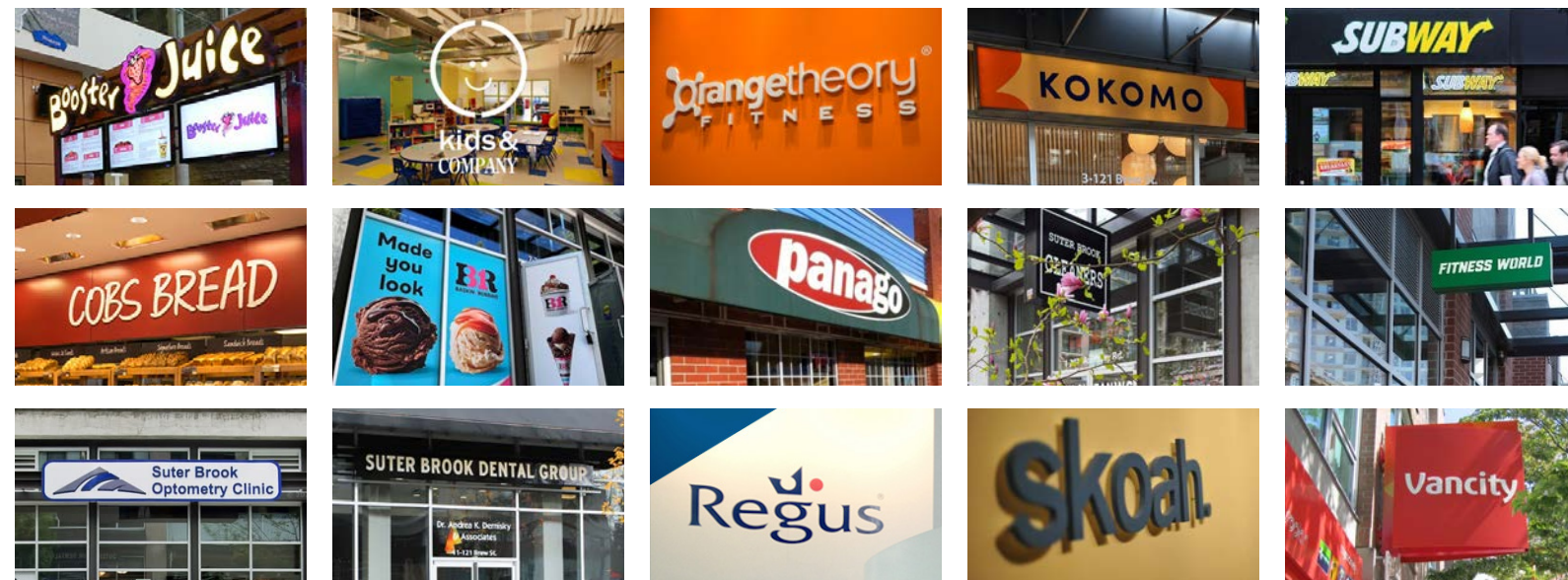
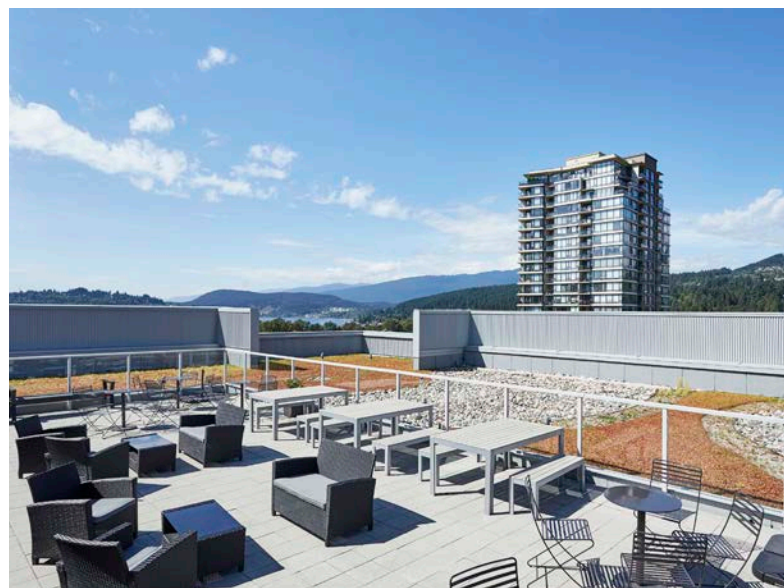
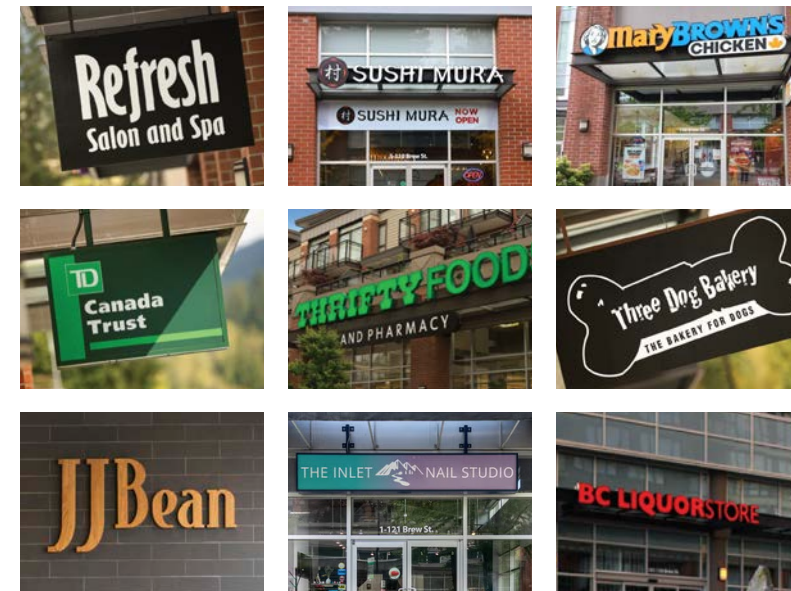


PROPERTY FEATURES

- 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 loco 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, Sushi Mura, BC Liquor, Cobs Bread, TD Canada Trust, 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.



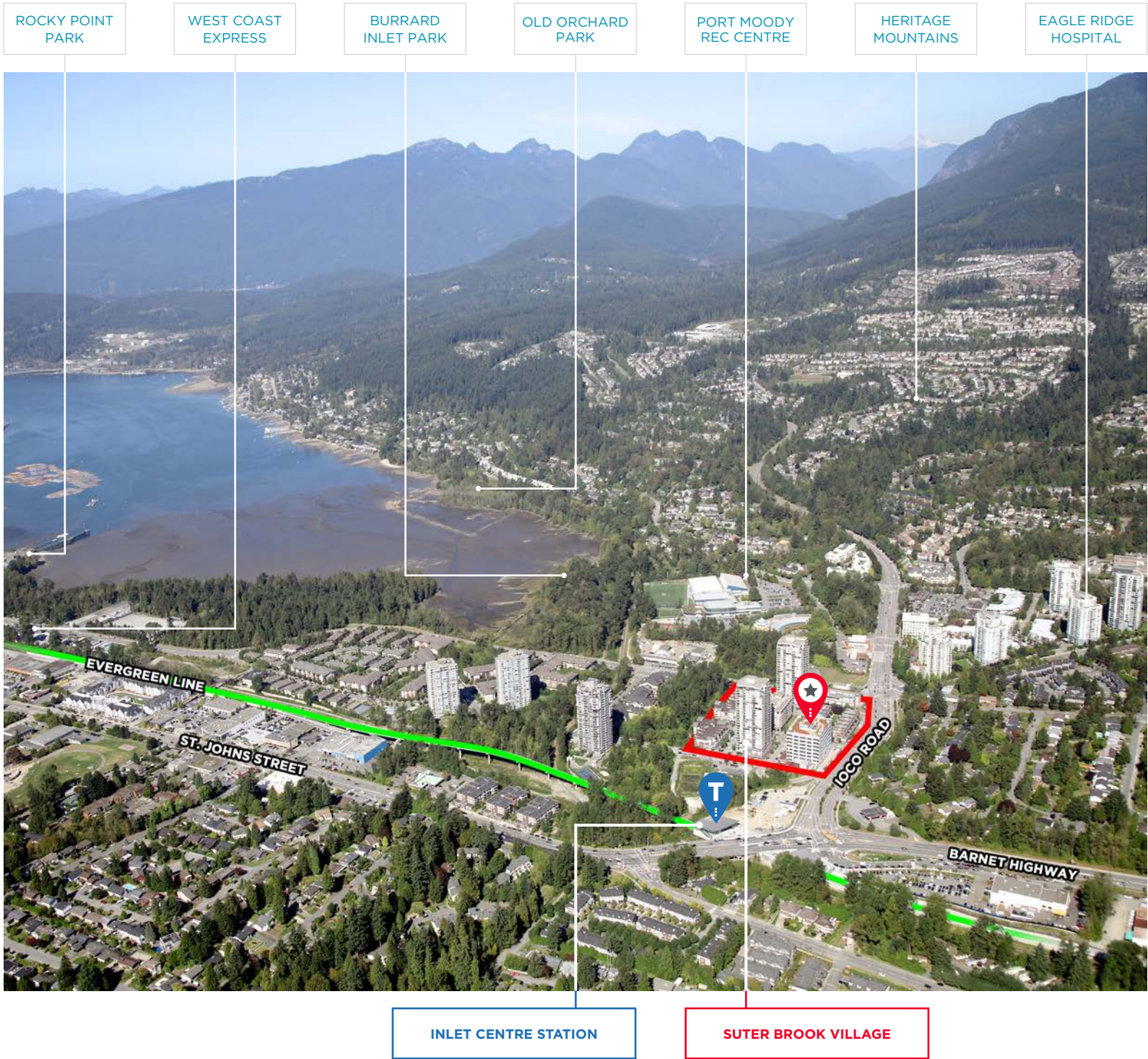


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