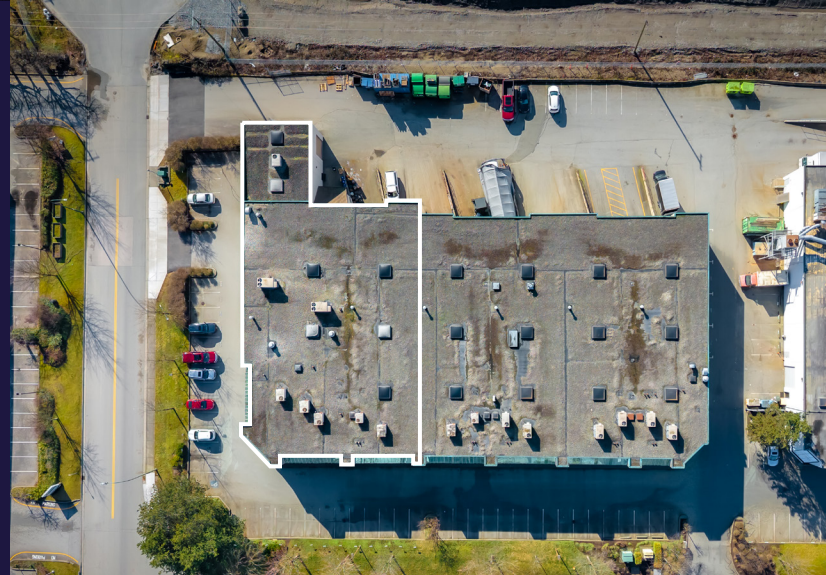




1322 & 1324 KETCH COURT

COQUITLAM, BC



OPPORTUNITY

The sublease opportunity offers approximately 18,190 SF across two combined strata units positioned on a corner site at Clipper Street and Ketch Court. The premises feature glazing on the ground and second floor office levels, a glass-covered main entrance, dock and grade loading, 24-foot clear height, heavy power, amenity areas, and air-conditioned warehouse space.

The property is centrally located within Metro Vancouver's industrial corridor with direct access to Highway 1, allowing efficient travel throughout the Lower Mainland. It is immediately beside Fraser Mills, Beedie's 96-acre waterfront community planned to deliver 5,500 residential homes along with retail, public amenities, and industrial strata space.

PROPERTY FEATURES

- Two (2) grade loading doors and one (1) dock loading door (covered with leveler)
- 24' ceiling height
- Sprinklered
- Six (6) skylights
- HVAC in the office and warehouse areas
- Twenty-five (25) parking stalls
- Zoning: M-1 General Industrial

SECOND FLOOR OFFICE FEATURES

- Nine (9) private offices
- End-of-trip facilities
- Two (2) lunchrooms
- Large reception area
- Seven (7) washrooms

BUILDING AREA

Ground Floor	13,943 SF
Second Floor	3,824 SF
Warehouse Mezzanine	423 SF
Total	18,190 SF

Basic Rent
\$15.50 PSF

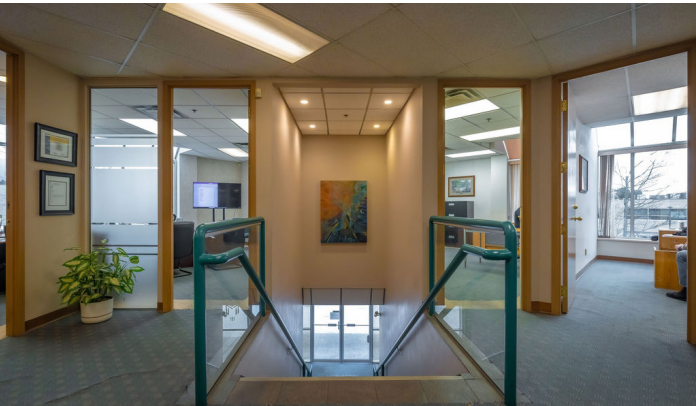
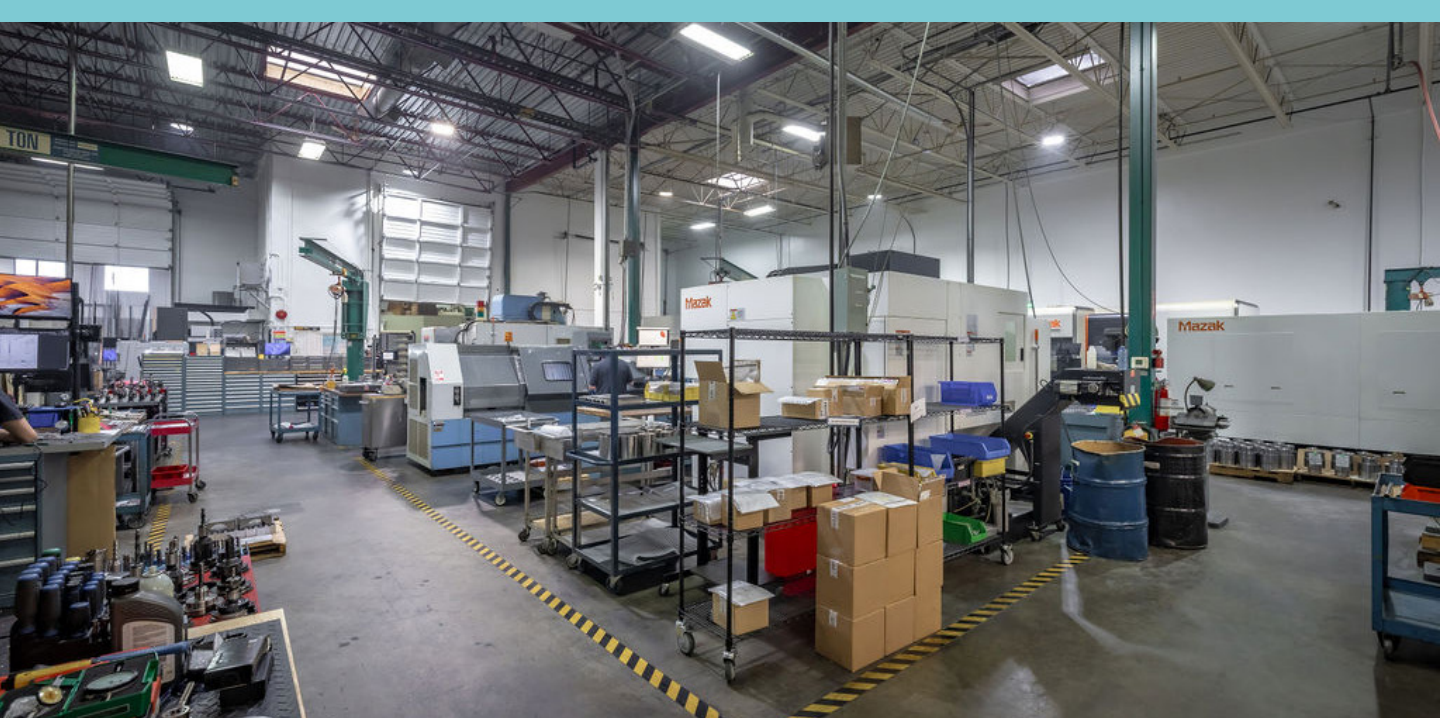
Availability
Contact Listing Agents

Additional Rent
(2026 est.)
\$7.83 PSF

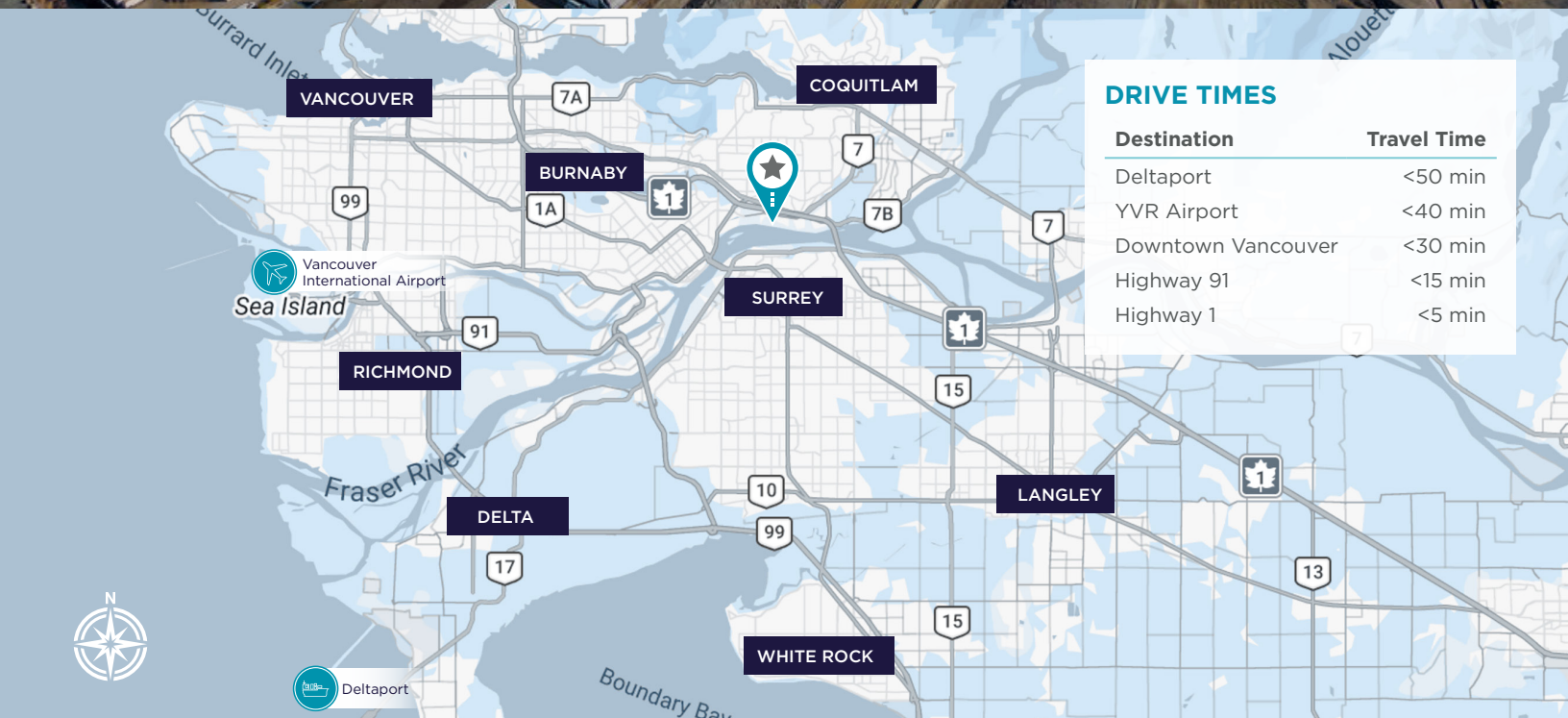
Sublease Expiry
January 31, 2031



PROPERTY PHOTOS



LOCATION



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