

FOR SALE

**4,104 SF 2ND FLOOR OFFICE
IN QUALITY FLEX DEVELOPMENT**



UNITS 402 & 404

2071 KINGSWAY AVE

KINGSWAY CORPORATE CENTRE

PORT COQUITLAM, BC



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

LOCATION

This quality complex is located on a high visibility corner of Kingsway Avenue across from the new Port Coquitlam Community Centre. This location is within walking distance of all the amenities of Downtown Port Coquitlam and offers easy access to the Lougheed Highway and the Mary Hill ByPass. The West Coast Express station is located next door.

ZONING

The CD20 zoning allows for a wide array of office uses. Please contact the listers for a copy of the CD20 zoning bylaws or find them available online from Portcoquitlam.ca

AVAILABLE AREA

	Unit 402	Unit 404	Total
Size	2,173 SF	1,931 SF	4,104 SF
Property Taxes (2026)	\$14,841.84	\$13,346.23	\$28,188.07
Strata Fees (2026)	\$588.83 + GST	\$523.25 + GST	\$1,112.08 + GST
Total Sale Price	\$2,750,000		
Availability	October 2027 or sooner on negotiation		

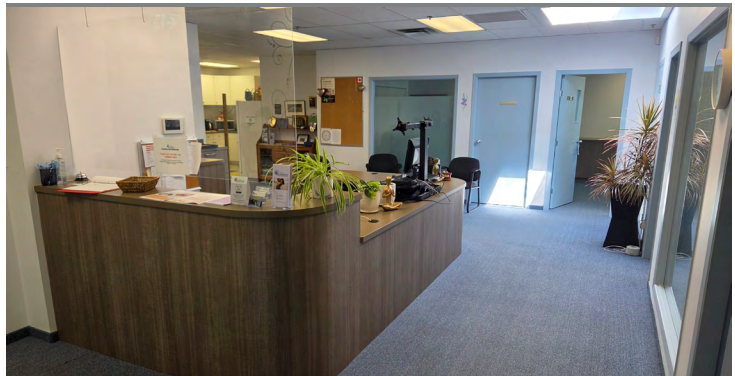
UNIT FEATURES

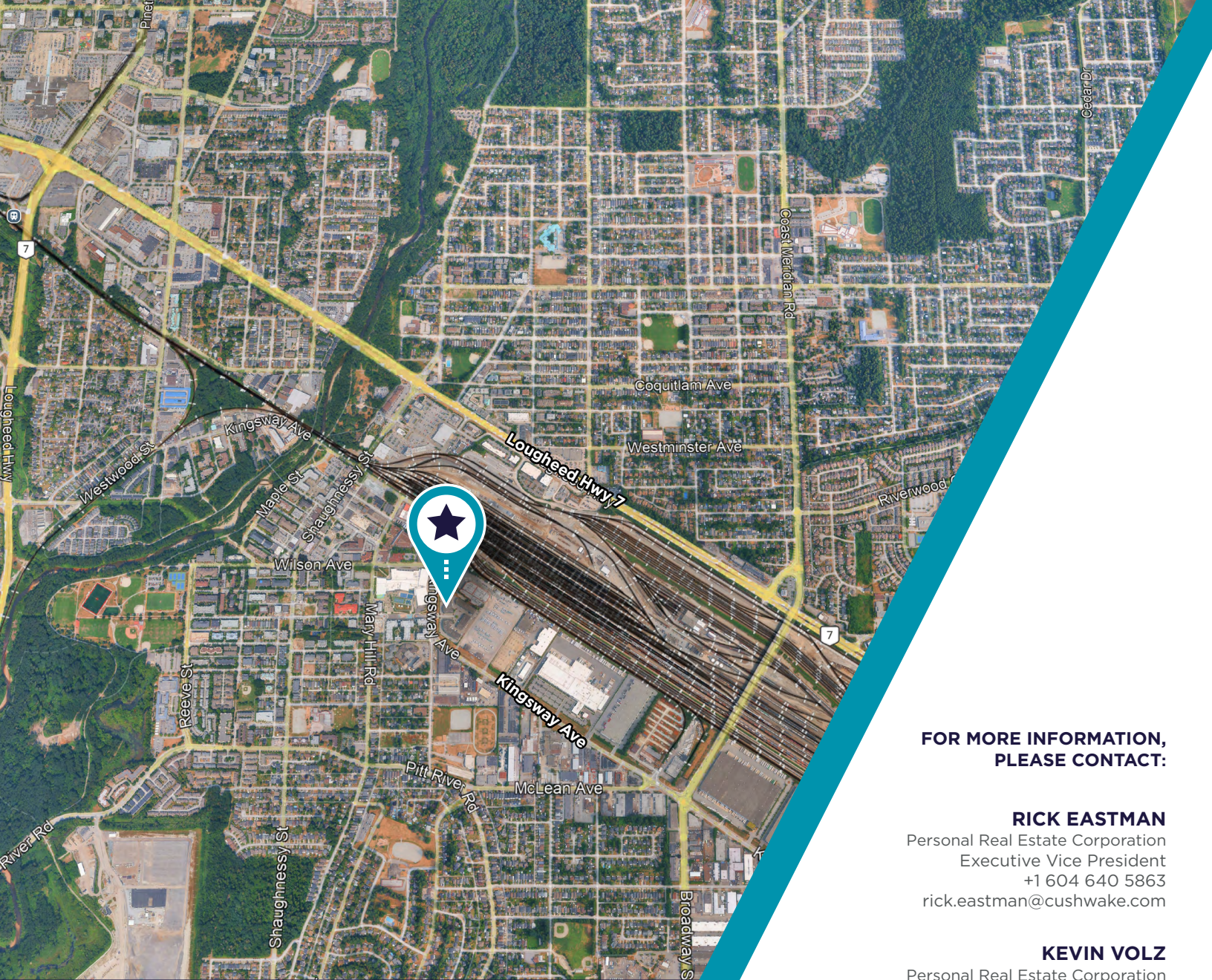
- Concrete tilt-up construction (2000)
- High profile corporate presence
- Skylights
- Attractive window glazing
- Fully sprinklered
- Fluorescent lighting
- Clean-user bylaws enforced
- HVAC system
- Multiple offices and open floor area
- Server room
- Kitchenette
- Storage room
- Eight (8) reserved parking stalls
- Visitor parking available on-site



FLOORPLANS

UNITS 402 & 404





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**FOR MORE INFORMATION,
PLEASE CONTACT:**

RICK EASTMAN

Personal Real Estate Corporation
Executive Vice President
+1 604 640 5863
rick.eastman@cushwake.com

KEVIN VOLZ

Personal Real Estate Corporation
Vice President, Industrial
+1 604 640 5851
kevin.volz@cushwake.com

ALEX EASTMAN

Senior Associate, Industrial Sales & Leasing
+1 604 608 5933
alex.eastman@cushwake.com

CUSHMAN & WAKEFIELD

Pacific Centre
700 West Georgia Street, Suite 1200
Vancouver, BC V7Y 1A1

