FOR LEASE

SEABORNE CENTRE

580 Seaborne Avenue, Port Coquitlam, BC

OFFICE & OFFICE/WAREHOUSE

FROM 1,000 SQUARE FEET

ANOTHER QUALITY PROJECT BY:

ROCKWELL PACIFIC PROPERTIES INC.

DAVIES HALL
Commercial Specialists
RE/MAX CENTRAL 604 718 7300

RE/MAX

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FOR LEASE - SEABORNE CENTRE

580 Seaborne Avenue, Port Coquitlam, BC

THE OPPORTUNITY

Seaborne Industrial Centre, primely located in Port Coquitlam, is an architecturally designed small bay Office/Warehouse complex providing the utmost quality to meet the stringent requirements of todays successful Business.

THE LOCATION

Located in the heart of the rapidly expanding multi-purpose Residential, Commercial, Retail and Industrial district known as the Dominion Triangle, ***Seaborne Industrial Centre*** enjoys quick and easy access to all points in the Lower Mainland via The Lougheed Higway, The Mary Hill Bypass, The Trans Canada Highway and The Port Mann Bridge.

THE PROJECT

Rockwell Pacific Property Inc., in conjunction with *Interface Architecture*, have drawn on their combined 60 years of Real Estate experience to create this fantastic opportunity for successful companies to Lease their own place of business at affordable Lease Rates.

AMENITIES

RESTAURANTS
- Tim Hortons
- McDonalds
- Swiss Chalet
- Starbucks
- Burger King
- Five Guys Burgers
- Subway

… plus more

BANKS
- RBC
- TD Canada Trust
- Scotia Bank
- CIBC
- VanCity
- Sharons Credit Union

RETAIL
- Save On Foods
- Dollarama
- Shoppers Drug Mart
- Telus
- Dental Clinic(s)
- BC Liquor Store
- Animal Hospital
- Yoga

BIG BOX
- Walmart
- Costco
- Home Depot
- Canadian Tire
- Marks
- Petland
- Urban Barn

FOR LEASE - SEABORNE CENTRE

580 Seaborne Avenue, Port Coquitlam, B.C.

FEATURES

ZONING: M3 - Office, Office/Wholesale/Warehouse

PARKING: **OFFICE WAREHOUSE UNITS** - Two (2) *spaces including loading area*

OFFICE UNITS - Two (2) spaces for each unit

OFFICE

- Offices from 1,000 square feet
- Excellent glazing providing an abundance of natural light
- Independent HVAC systems in each unit
- 28 oz. carpeting throughout
- One (1) fully finished 3 piece washroom (second one available as an extra cost item)
- Coffee bar & sink

OFFICE / WHOLESALE / WAREHOUSE

- Bay sizes from 1,000 square feet
- 10' to 21' ft. clear ceiling heights
- Two (2) fully finished washrooms
- 100 amp, 120/208 volt, 3 phase electrical service
- 9' ft. x 9' ft. grade level loading door
- Two (2) private offices on second floor
- Coffee bar & sink

THE DEVELOPER

Rockwell Pacific Properties Inc., known as one of Greater Vancouver's Premier Commercial Industrial Developers, is again committed to providing you, the Buyer, a superior design, the highest of quality in construction and the utmost attention to detail.

FOR LEASE- SEABORNE CENTRE

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LEASING RATES: See attached schedule

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FOR LEASE

SEABORNE CENTRE

580 SEABORNE AVENUE, PORT COQUITLAM, BC

MAIN FLOOR & SECOND FLOOR

100 Series (Most Easterly Building)

UNIT	WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ.FT.	LEASE RATE PER MONTH*	OP COSTS & TAXES PER MONTH *2018 ESTIMATED*	TOTAL MONTHLY RENT
1270		1,334	**1,334**	$1,556.33	$478.02	$2,034.35

200 Series

UNIT	WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ.FT.	LEASE RATE PER MONTH*	OP COSTS & TAXES PER MONTH *2018 ESTIMATED*	TOTAL MONTHLY RENT
2120	1,171	724	**1,895**	$2,210.83	$679.04	$2,889.87

400 Series

UNIT	WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ.FT.	LEASE RATE PER MONTH*	OP COSTS & TAXES PER MONTH *2018 ESTIMATED*	TOTAL MONTHLY RENT
4160	1,073	573	**1,646**	$1,920.33	$589.82	$2,510.15
4140	1,073	569	**1,642**	$1,915.67	$588.38	$2,504.05
4130	1,073	564	**1,637**	$1,909.83	$586.59	$2,496.42
4120	1,076	567	**1,643**	$1,916.83	$588.74	$2,505.57

*** All quoted rates exclude GST**