

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.**



FOR FURTHER INFORMATION, PLEASE CONTACT:

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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 Gold Ears 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

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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
- Skylights

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
- Skylights

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.

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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

BUILDING A – SERIES ONE (Most Easterly Building)

UNIT	WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ.FT.	LEASE RATE PER MONTH	OP COSTS & TAXES PER MONTH <i>2018 ESTIMATED</i>	TOTAL MONTHLY RENT
1170	1,107		1,107	\$1,200.00	\$400.00	\$1,600.00
1270		1,244	1,244	\$1,350.00	\$470.00	\$1,820.00
1160	1,028	568	1,596	\$1,729.00	\$570.00	\$2,299.00
1150	1,075	568	1,643	\$1,780.00	\$590.00	\$2,370.00
1140	1,028	568	1,596	\$1,729.00	\$570.00	\$2,299.00
1130	1,075	568	1,643	\$1,780.00	\$590.00	\$2,370.00
1120	1,028	568	1,596	\$1,729.00	\$570.00	\$2,299.00
1110	1,075	568	1,643	\$1,780.00	\$590.00	\$2,370.00

BUILDING B – SERIES TWO

UNIT	WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ.FT.	LEASE RATE PER MONTH	OP COSTS & TAXES PER MONTH <i>2018 ESTIMATED</i>	TOTAL MONTHLY RENT
2160	999		999	\$1,080.00	\$380.00	\$1,460.00
2260		1,056	1,056	\$1,150.00	\$380.00	\$1,530.00
2150	913	568	1,481	\$1,600.00	\$530.00	\$2,130.00
2140	913	568	1,481	\$1,600.00	\$530.00	\$2,130.00
2130	913	568	1,481	\$1,600.00	\$530.00	\$2,130.00
2120	1,169	726	1,895	\$2,050.00	\$680.00	\$2,730.00
2110	1,170	728	1,898	\$2,050.00	\$680.00	\$2,730.00

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BUILDING C – SERIES THREE

UNIT	WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ.FT.	LEASE RATE PER MONTH	OP COSTS & TAXES PER MONTH <i>2018 ESTIMATED</i>	TOTAL MONTHLY RENT
3160	999		999	\$1,080.00	\$380.00	\$1,460.00
3260		1,056	1,056	\$1,150.00	\$380.00	\$1,530.00
3150	913	568	1,481	\$1,600.00	\$530.00	\$2,130.00
3140	913	568	1,481	\$1,600.00	\$530.00	\$2,130.00
3130	913	568	1,481	\$1,600.00	\$530.00	\$2,130.00
3120	1,169	726	1,895	\$2,050.00	\$680.00	\$2,730.00
3110	1,170	728	1,898	\$2,050.00	\$680.00	\$2,730.00

BUILDING D – SERIES FOUR (Westerly Most Building)

UNIT	WAREHOUSE	SECOND FLOOR OFFICE	TOTAL SQ.FT.	LEASE RATE PER MONTH	OP COSTS & TAXES PER MONTH <i>2018 ESTIMATED</i>	TOTAL MONTHLY RENT
4170	1,107		1,107	\$1,200.00	\$400.00	\$1,600.00
4270		1,244	1,244	\$1,350.00	\$470.00	\$1,820.00
4160	1,074	568	1,642	\$1,778.00	\$570.00	\$2,299.00
4150	1,074	568	1,642	\$1,778.00	\$590.00	\$2,370.00
4140	1,074	568	1,642	\$1,778.00	\$570.00	\$2,299.00
4130	1,074	568	1,642	\$1,778.00	\$590.00	\$2,370.00
4120	1,074	568	1,642	\$1,778.00	\$570.00	\$2,299.00
4110	1,074	568	1,642	\$1,778.00	\$590.00	\$2,370.00