

## FOR SUB-LEASE OFFICE/WAREHOUSE

**#2120 – 580 SEABORNE AVENUE, PORT COQUITLAM, BC**



- 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 Highway, The Mary Hill Bypass, The Trans-Canada Highway and The Golden Ears Bridge.
- ZONING:** M-3
- AREA:** Main Floor Warehouse: 1,171.11 sq. ft.  
Second Floor Office: 723.33 sq. ft.  
Total: 1,894.45 sq. ft.
- UNIT FEATURES:**
- Bright and modern lighting systems
  - 10' to 21' clear ceiling heights
  - 9' x 9' grade level loading door
  - Two (2) private offices on second floor
  - Coffee bar & sink
  - Two (2) finished washrooms
- PARKING:** Two (2) parking stalls which includes loading area
- LEASE RATE:** \$23.00 per sq. ft. plus GST (or) \$3,631.03 per month plus GST
- OPERATING COSTS & PROPERTY TAXES:** \$7.67 sq. ft. plus GST (or) \$1,210.87 per month plus GST
- AVAILABLE:** Immediately

For Further Information, Please Contact:  
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