

**FOR LEASE**  
**SECOND FLOOR OFFICE**  
**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

**UNIT FEATURES:**

- Bright and modern lighting systems
- Private washrooms
- Coffee bar and sink
- Open work area
- HVAC system throughout

**PARKING:** Two (2) parking stalls per unit which includes loading area

UNIT	SECOND FLOOR OFFICE SQ. FT.	TOTAL SQUARE FEET	LEASE RATE PER MONTH PLUS G.S.T.	OP. COSTS & PROPERTY TAXES PER MONTH PLUS G.S.T.	TOTAL PER MONTH PLUS G.S.T.	AVAILABLE
1270	1,333.65	1,333.65	\$2,333.89	\$1,030.24*	\$3,364.13	Immediately

\*Not including Heat & Light

**For Further Information, Please Contact:**  
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