

# FOR LEASE

## OFFICE/WAREHOUSE

### 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
- 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 per unit which includes loading area

UNIT	MAIN FLOOR WAREHOUSE SQ. FT.	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
2120	1,171.11	723.33	1,894.45	\$3,315.29	\$1,476.09*	\$4,791.38	Immediately
2140	916.01	567.26	1,483.27	\$2,595.72	\$1,155.71*	\$3,751.43	April 1, 2025
3140	916.01	569.41	1,485.42	\$2,599.48	\$1,157.39*	\$3,756.87	May 1, 2025

\*Not including Heat & Light

**For Further Information, Please Contact:**  
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