



**CUSHMAN &
WAKEFIELD**

FOR LEASE

SEABORNE PARK

575 SEABORNE AVENUE

PORT COQUITLAM, BC

- Near New State-of-the-Art Multi-Tenant Industrial Facility
- 4,621 and 6,027 SF Units Available
- Build-to-Suit Office



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575 SEABORNE AVENUE
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STATE-OF-THE-ART FEATURES

- Direct exposure to Fremont Connector (Buildings 1000 and 2000)
- 26' clear ceiling heights
- Dock and grade loading to most units
- Exceptional parking well beyond code requirements
- 120/208 volt, 200 amp, 3-phase electrical service to each unit
- Mezzanine office areas existing or to suit
- Built to latest "green" building code standards

LEASE RATES

From \$23.00 PSF net, per annum

ADDITIONAL RENT

Estimated at \$6.75 PSF plus 3.5% of Basic Rent as a management fee for 2024

AVAILABILITY

Immediate to 30 days notice. Unit 2155 is currently improved as a craft brewery and tasting room. Equipment can be purchased separately if required.

BUILDING 1000 - FULLY LEASED

BUILDING 2000

| Units | Main Floor | Mezz. Office | Parking Stalls | Availability |
|-------|------------|--------------|----------------|----------------|
| 2155 | 4,621 SF | N/A | 8 | 30 days notice |

BUILDING 3000

| Unit | Main Floor | Mezz. Office | Parking Stalls | Availability |
|------|------------|--------------|----------------|--------------|
| 3105 | 6,027 SF | N/A | 11 | Immediate |

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