

NAI Commercial

1,467 SF



#3160-853 Seaborne Ave | Port Coquitlam, BC

FOR LEASE | One-level light industrial/office at
Riverwood Business Park

Jesse Godin
Senior Associate
Commercial Sales & Leasing
604 691 6636
jgodin@naicommercial.ca

NAI Commercial
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca

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Port Coquitlam, BC

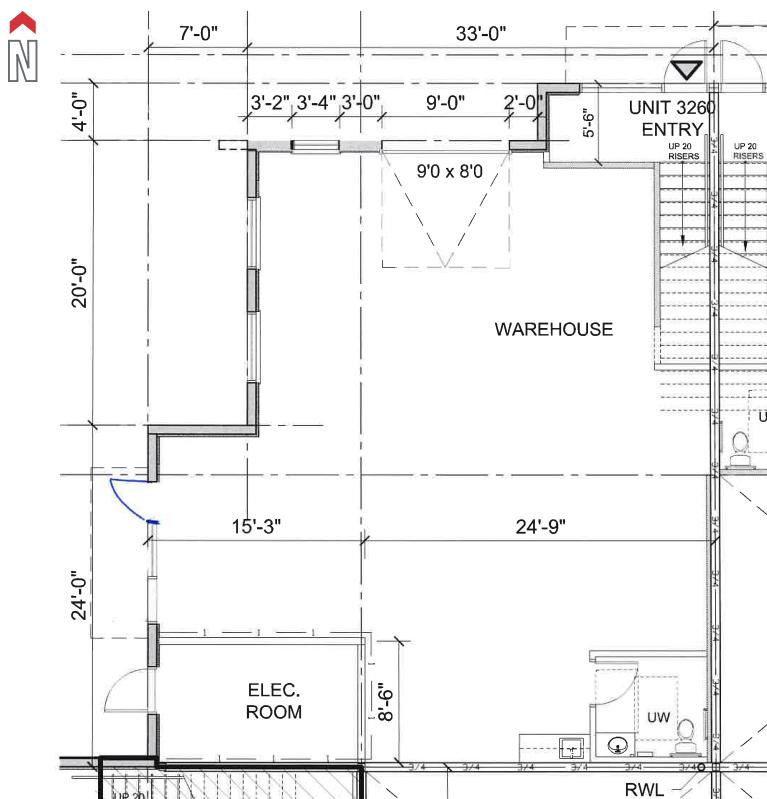
Opportunity

1,467 SF of clean and improved ground-level light industrial space available for lease. Corner location with ample natural light. Sealed concrete floors, commercial sink with filtration system, kitchenette, one washroom, one private office/reception area. Ready for possession.

Location

Riverwood Business Park is an architecturally designed office/warehouse complex located in Port Coquitlam's Dominion Triangle area, near Lougheed Highway and the Pitt River Bridge. It offers quick access to major arterial routes and is home to a variety of retail and light industrial businesses.

Floor Plan



**Floor plan may not be 100% accurate*

Property Details

Legal Description

Strata Lot 21, Plan EPS7346, Section 8, Range 1E, New Westminster Land District, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form V

PID

031-313-833

Rentable Area

1,467 SF

Year Built

2021

Zoning

M3

Ceiling Height

9'8"

Parking

3 stalls

Loading

1 grade loading door

Additional Rent

\$9.34/SF (2025 estimate)

Includes property taxes, property insurance, and strata fees

Basic Rent

\$22.00/SF

Availability

Immediate

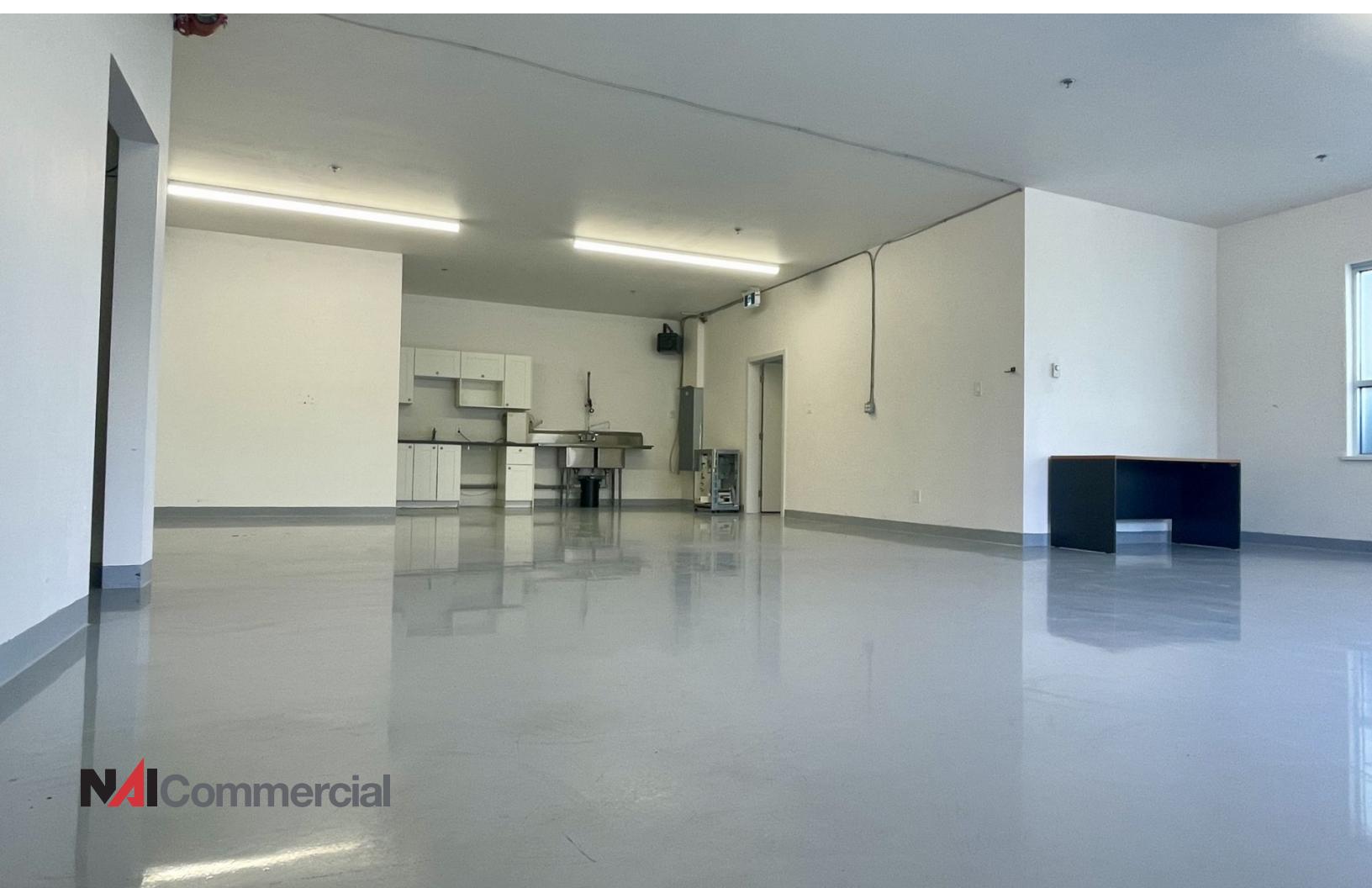
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