



**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**

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**NAI Commercial**

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## #3160-853 Seaborne Ave

Port Coquitlam, BC

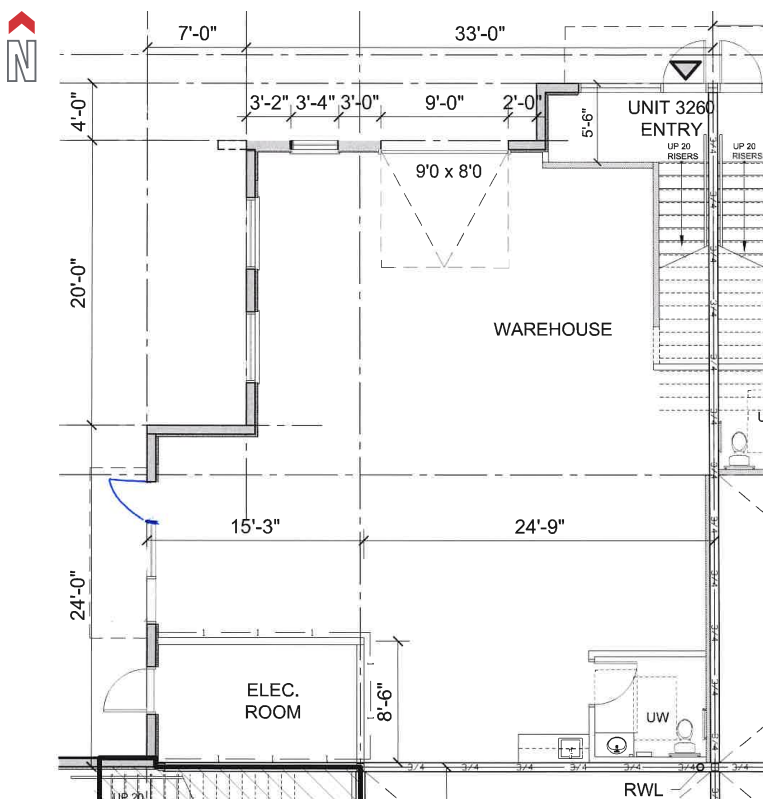
### Opportunity

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



1 MAIN FLOOR PLAN - UNIT 3160  
Scale: 3/32" = 1'-0" 1467 sq ft

\*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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**3160-853**  
**SEABORNE AVE**

#### NEARBY BUSINESSES/SERVICES (2-5 MINUTE DRIVE)

- ▶ Costco Wholesale
- ▶ H-Mart Port Coquitlam
- ▶ Canadian Tire
- ▶ Mark's
- ▶ The Home Depot
- ▶ Boston Pizza
- ▶ Five Guys
- ▶ Popeye's
- ▶ A&W
- ▶ Walmart Supercentre
- ▶ Starbucks
- ▶ Party City
- ▶ Scotiabank
- ▶ CIBC
- ▶ Dollarama
- ▶ PetSmart
- ▶ Tim Hortons
- ▶ Kal Tire
- ▶ Costco Gas Station
- ▶ BMO Bank of Montreal
- ▶ Freshii
- ▶ Boston Pizza
- ▶ BC Liquor
- ▶ Save-On-Foods

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