

For Lease

2,379 SF - 4,766 SF with Grade Level Loading



Cape Horn Business Centre

51B, 53B, 55A & 61B Fawcett Road, Coquitlam

Opportunity

Located in a first class riverside office and warehouse business park in the much sought after Cape Horn area of Coquitlam. Office/showroom finishings and close proximity to major transportation routes make this area of Metro Vancouver extremely attractive to growing businesses.

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Location

The property is situated on the corner of Hartley Avenue and Fawcett Road, just one block south from United Boulevard in Coquitlam. It offers quick access to the Trans Canada Highway, and downtown Vancouver is approximately 25 minutes away. Notable businesses in the immediate area include Home Depot, Hard Rock Casino, and Natural Factor.

Approximate Areas*

Units	Ground Floor Warehouse/Office	Second Floor Office	Total Area (SF)
53B & 55A Fawcett Road	3,291 SF	1,475 SF	4,766 SF
51B Fawcett Road	1,720 SF	770 SF	2,490 SF
61B Fawcett Road	1,643 SF	736 SF	2,379 SF

Building Features

- > Central location
- > 20' clear warehouse ceiling
- > Grade level loading
- > Well finished office/showroom area
- > Combination of private and open plan office area
- > Mezzanine office/storage area

Zoning

M-2 - General Industrial

Asking Rate

\$17.00 per square foot per annum

Operating Costs & Taxes (Est. 2025)

\$7.09 per square foot (approximate)

Available

30 - 60 days' notice

*Areas are approximate and should be verified



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