

2071 KINGSWAY AVENUE

PORT COQUITLAM, BC



FOR LEASE 1,852 SF 2ND FLOOR OFFICE AVAILABLE

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LOCATION

This quality complex is located on a high visibility corner of Kingsway Avenue across from the new Port Coquitlam Community Centre. The location is within walking distance of all the amenities of Downtown Port Coquitlam and offers easy access to the Lougheed Highway and the Mary Hill ByPass. West Coast Express station is located next door.

ZONING

CD20 zoning bylaws with light industrial guidelines also allows for office and accessory retail uses are among others.

BUILDING FEATURES

- Concrete tilt-up construction
- High profile corporate presence
- Significant natural light
- Attractive window glazing
- Sprinklered
- Visitor and street parking available
- Fluorescent lighting
- Carpeted
- Dropped T-bar ceilings
- HVAC system throughout

UNIT 204 (2ND FLOOR) FEATURES

- Private offices
- Boardroom
- Open plan area
- 2-piece washroom
- Coffee bar
- Server room
- Four (4) designated parking stalls
- Multiple visitor parking stalls in complex

AVAILABLE AREA

Unit 204 - 1,852 SF of 2nd floor office space with its own dedicated stairwell and entry vestibule.

LEASE RATE

From \$3,078.95 per month, net, plus GST.

ADDITIONAL RENT (2024)

Estimated at approximately \$1,665.00 per month, plus GST.

COMMENTS

Modern, nicely finished A/C offices in Port Coquitlam's highest quality light industrial flex complex.

AVAILABILITY

April 1, 2025



CONTACT

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