

# 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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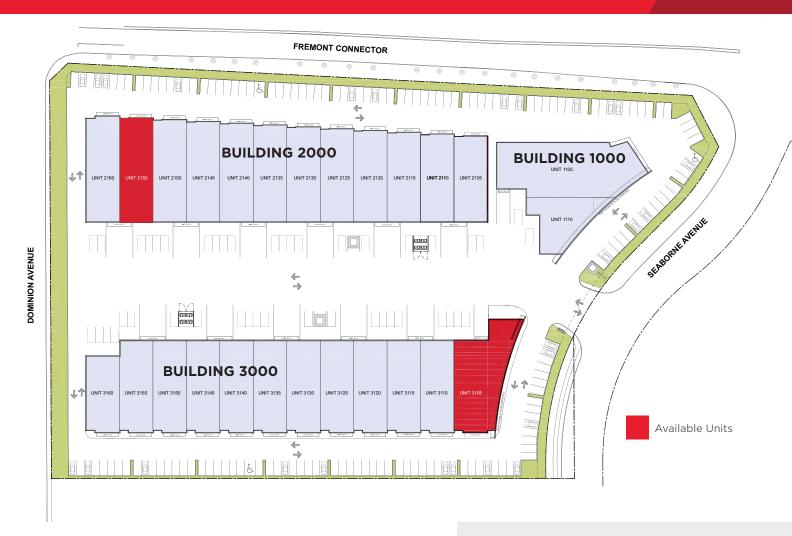
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### STATE-OF-THE-ART FEATURES

- 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	
2155	4,621 SF	N/A	8	30 days notice

## **BUILDING 3000**

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

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