

# FOR LEASE

## SECOND FLOOR OFFICE

### 580 SEABORNE AVENUE, PORT COQUITLAM, BC



#### LOCATION:

Located in the heart of the rapidly expanding multi-purpose Residential, Commercial, Retail and Industrial district known as the Dominion Triangle, **Seaborne Industrial Centre** enjoys quick and easy access to all points in the Lower Mainland via The Lougheed Highway, The Mary Hill Bypass, The Trans-Canada Highway and The Golden Ears Bridge.

#### ZONING:

M-3

#### UNIT FEATURES:

- Bright and modern lighting systems
- Private washroom
- Coffee bar and sink
- Open work area
- HVAC system throughout

#### PARKING:

Two (2) parking stalls per unit which includes loading area

UNIT	SECOND FLOOR OFFICE SQ. FT.	TOTAL SQUARE FEET	LEASE RATE PER MONTH PLUS G.S.T.	OP. COSTS & PROPERTY TAXES PER MONTH PLUS G.S.T.	TOTAL PER MONTH PLUS G.S.T.	AVAILABLE
1270	1,333.65	1,333.65	\$2,111.61	\$1,039.13*	\$3,150.74	Immediately

\*Not including Heat & Light

For Further Information, Please Contact:

**BRADEN HALL / STEVE HALL / PETER HALL PREC\* - RE/MAX CREST**

*\*Personal Real Estate Corporation*

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