



► **Riverwood Business Park**  
► **3,583 SF Office/Warehouse Strata Unit**

**Location**

The development is located just east of the New Pitt River Bridge in the Dominion Triangle area. The project is South of Dominion Avenue just West of Fremont Connector. The property offers quick and easy access to Lougheed Highway, the Mary-Hill By-pass and the Golden Ears Bridge. The area has developed into a vibrant mix of retail, light industrial, and residential uses. Businesses in the area include Walmart, Home Depot, Canadian Tire, Shoppers Drug Mart, Mark's Work Warehouse, Starbucks, CIBC, RBC, Costco and McDonald's.

**Highlights**

- Concrete tilt-up construction
- Extensive glazing
- 26' clear ceilings
- ESFR rated sprinkler system
- T-5 fluorescent lighting
- Grade loading (10' x 14')
- 500 lbs psf floor load rating
- 100A, 347/600V 3 phase electrical

**Ryan Barichello**  
D 604.630.3371 C 604.889.4146  
ryan.barichello@lee-associates.com

**Chris McIntyre**  
Personal Real Estate Corporation  
D 604.630.3392 C 604.889.0699  
chris.mcintyre@lee-associates.com

**Saeid Khani**  
D 604.630.3370 C 604.805.5780  
saeid.khan@lee-associates.com

FOR LEASE | INDUSTRIAL  
UNIT 3156 - 585 SEABORNE AVE  
PORT COQUITLAM, BC

Opportunity

Riverwood Business Park is Port Coquitlam’s new high quality warehouse/office strata project. The development offers flexible bay sizes, ample parking, turn-key office packages, multi-tenant capabilities and top of the line construction features.

Zoning

M-3 Industrial

Available Space

Ground floor warehouse	1,848 SF
Ground floor office/showroom	735 SF
Second floor office	1,000 SF
Total	3,583 SF

Lease Rate

\$16.00 PSF

Total Monthly Rent:

\$5,971.67 per month plus GST and utilities

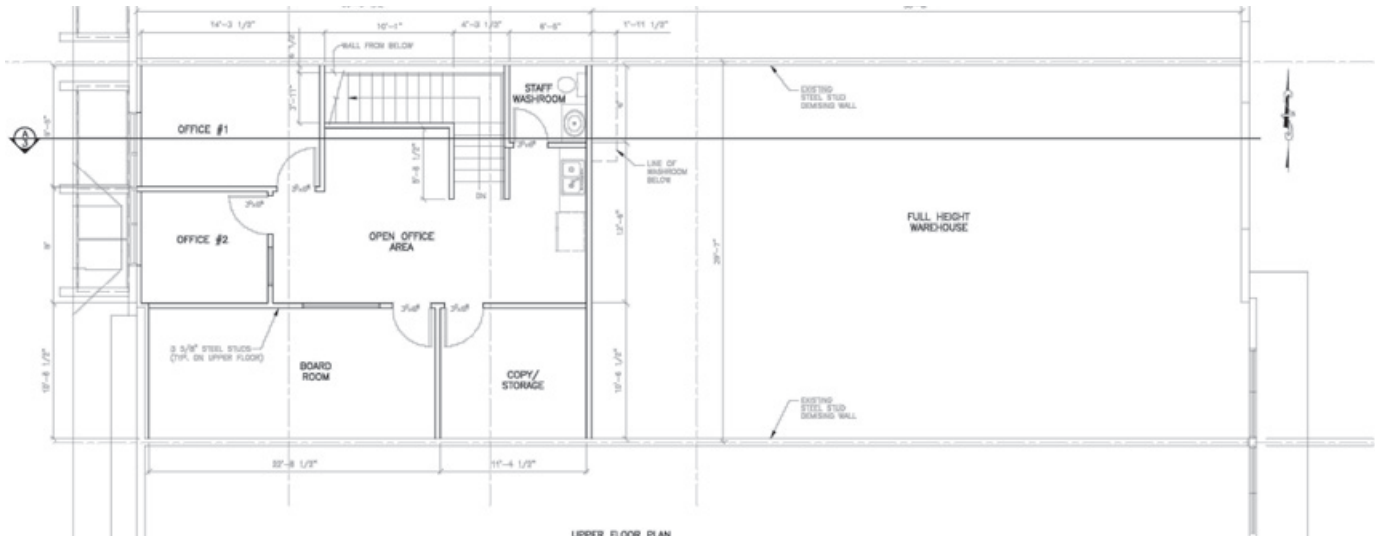
Parking

4 parking stalls plus loading area

Availability

30 days notice

Second Floor Office Plan



Features

Finished Second Floor Office

- ▶ High end finishes
- ▶ Separate entrance
- ▶ 3 private offices
- ▶ Boardroom
- ▶ Bathroom
- ▶ Air Conditioning
- ▶ Coffee bar and sink
- ▶ Skylight
- ▶ Open plan ceiling
- ▶ Ample glazing

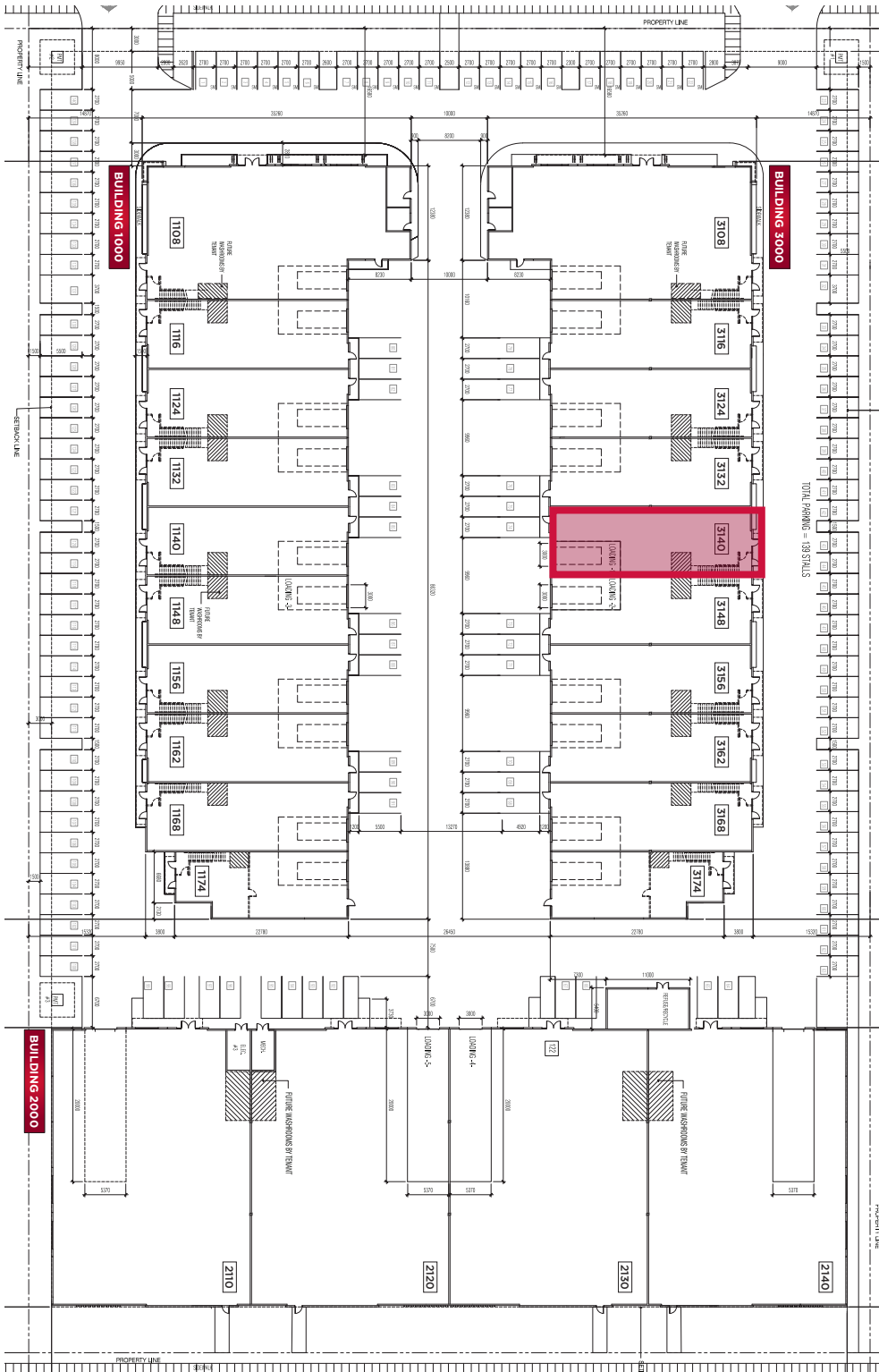
Main Floor Warehouse

- ▶ 26’ clear ceiling
- ▶ 10’ x 14’ grade level loading
- ▶ 100A 3 phase power
- ▶ Handicap accessible bathroom

Main Floor Office/ Showroom

- ▶ Open plan office/showroom/reception area

Site Plan





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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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D 604.630.3371 C 604.889.4146  
ryan.barichello@lee-associates.com

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Personal Real Estate Corporation  
D 604.630.3392 C 604.889.0699  
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