

FOR LEASE

UNIT 100

**1650 BRIGANTINE DR
COQUITLAM, BC**

Developed &
managed by

Beedie/



OPPORTUNITY

A rare opportunity to occupy 17,852 SF of first-class warehouse space in the Pacific Reach industrial area of Coquitlam, minutes from Highway 1 and the Port Mann Bridge.

The well-maintained, multi-tenant building is Beedie-owned and managed, features dock and grade loading, 26' clear ceilings, and stunning Fraser River views.

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UNIT 100 LAYOUT

AVAILABLE AREA

Warehouse	11,356 SF
Main Floor Office	3,246 SF
<u>Second Floor Office</u>	<u>3,250 SF</u>
Total	17,852 SF

AVAILABLE FOR OCCUPANCY

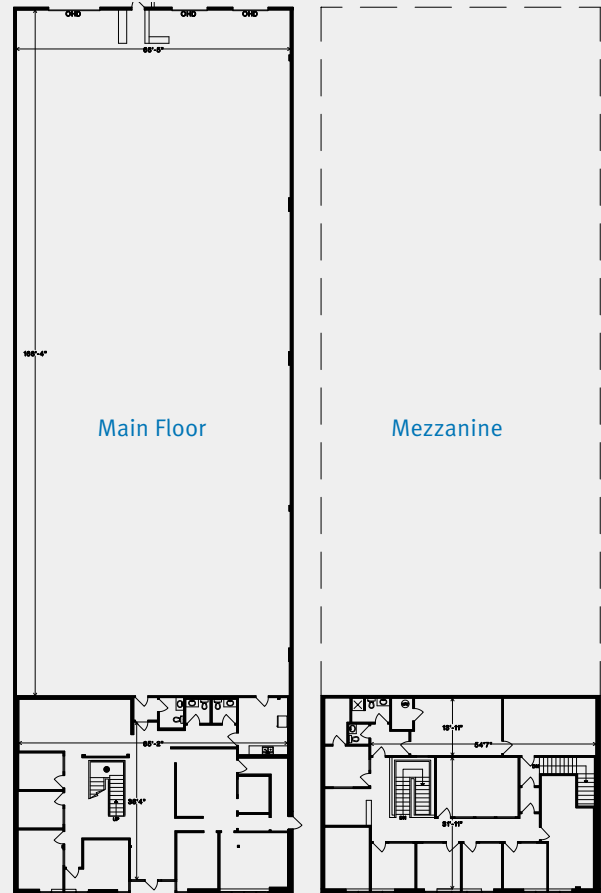
July 1, 2023

LEASE RATE

Contact the listing agents

ADDITIONAL RENT

\$5.86 per SF plus 5% management fee
(2023 estimate)



BUILDING FEATURES

- Concrete tilt-up construction with extensive glazing
- 26' clear ceilings
- Two (2) dock level loading doors
- One (1) grade level loading door
- 3-phase electrical service
- Eighteen (18) reserved parking stalls
- Fully sprinklered
- Private & open plan office areas on two (2) levels

