

FOR LEASE | OFFICE/WAREHOUSE  
#3120 - 580 NICOLA AVENUE  
PORT COQUITLAM, BC



- ▶ **3,678 SF (Approximately) Office/Warehouse Unit**
- ▶ **Nicola Business Centre**

### Location

Nicola Business Centre is located just east of the New Pitt River Bridge in the Dominion Triangle industrial area. The project is south of Nicola Avenue just west of Fremont Connector. The property offers quick and easy access to Lougheed Highway, Mary Hill Bypass, 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.

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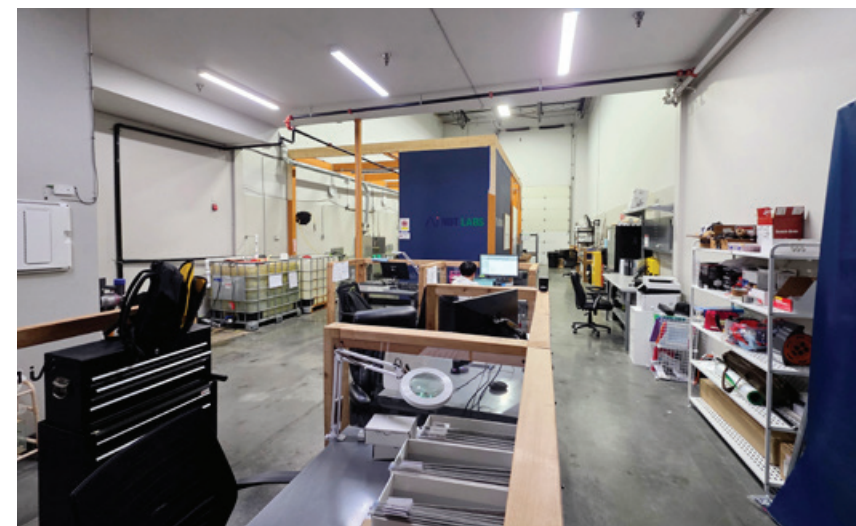


**The Project**

Nicola Business Centre is a high-quality 68,724 SF 27-unit three-building industrial strata project in the Dominion Triangle industrial area of Port Coquitlam. Attractive design, flexible bay sizes, efficient layouts and state-of-the-art insulated tilt-up construction make this finest small-bay project in Port Coquitlam.

**Features**

- ▶ Quality insulated concrete tilt-up construction designed and built by TECK Construction
- ▶ Attractive, functional design with an abundance of windows and natural light
- ▶ Fully finished second floor offices with HVAC
- ▶ Insulated concrete panels
- ▶ 22' clear ceiling heights
- ▶ 12' x 14' insulated rear grade loading doors
- ▶ 3-phase 60A or 100A/600 Volt stepped down with a 30 KVA transformer to 120/208 Volts (60A units in BLDG 2, 100A units in BLDG 3)
- ▶ Ample truck loading areas
- ▶ Fully sprinklered NFPA13 Class I to IV storage to 20' on open racks non-encapsulated
- ▶ Fully landscaped
- ▶ Design guidelines in effect
- ▶ Forced-air natural gas heating
- ▶ T-5 lighting
- ▶ Multiple points of access and egress
- ▶ Transit nearby
- ▶ Ample parking



**Available Area\***

Ground floor	2,443 SF
Second floor office mezzanine	1,235 SF
<b>Total</b>	<b>3,678 SF</b>

\*Approximate

**Zoning**

M-3 (Industrial) – offers for a wide range of light industrial uses including warehousing, light manufacturing, and wholesaling uses.

**Parking**

5 stalls

**Basic Rent**

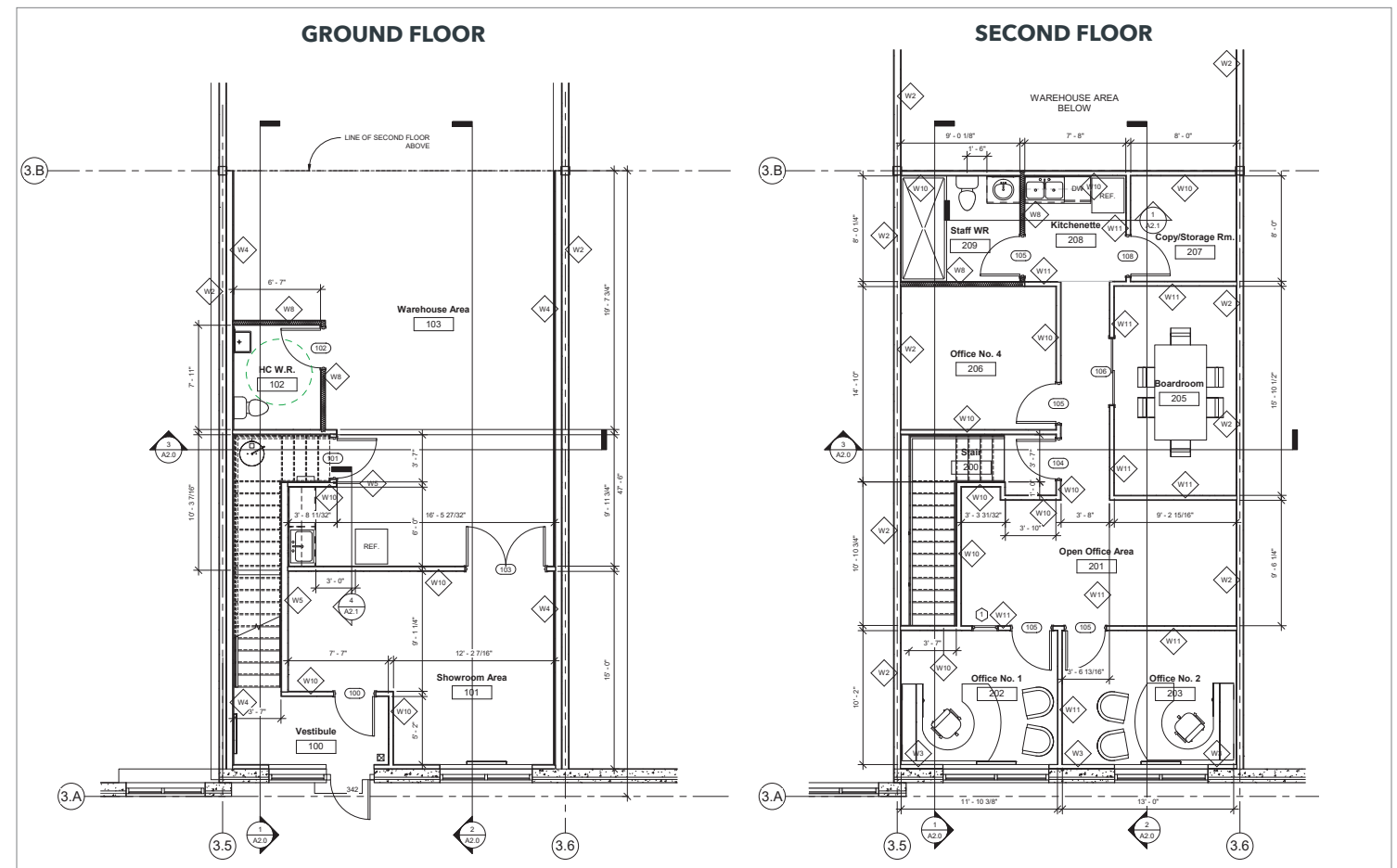
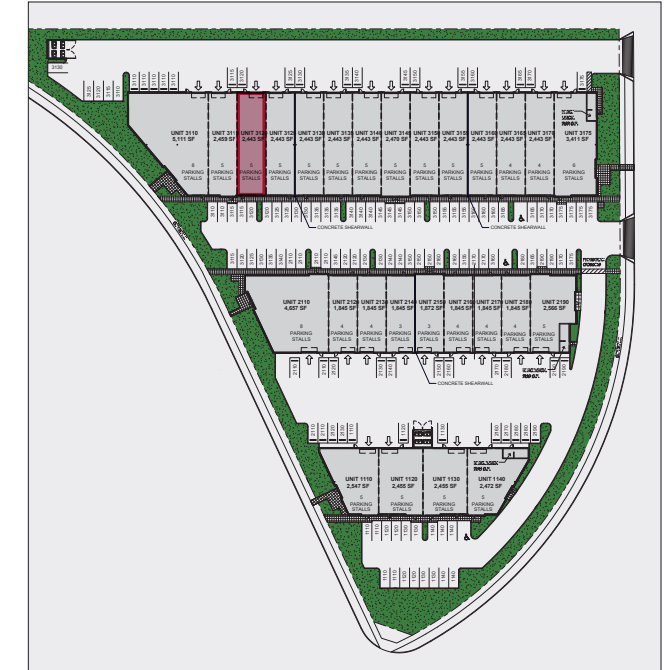
\$21.00 PSF

**Taxes & Operating Costs**

\$9.11 PSF (2026)

**Availability**

December 1, 2026



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