



Leading Edge Industrial
Spaces For Lease



2270 - 2280 Tyner Street, Port Coquitlam, BC





Introducing Centre Point One

Centre Point One is a top-tier industrial complex offering a comprehensive range of logistics and operational solutions tailored to meet the needs of businesses in Port Coquitlam's bustling industrial sector. With flexible industrial units ranging from 4,037 SF – 30,000 SF, this complex is equipped with state-of-the-art facilities and features designed to take your business forward.

Whether you're a startup or an established business, this lease opportunity promises to provide an optimal location and configuration for your growth and success. The prime location offers convenient access to major transportation routes, including the Trans-Canada Highway, Port Mann and Golden Ears Bridge. Highly sought-after by industry leaders, this dynamic neighborhood with a growing workforce provides an ideal business environment for companies looking to expand their operations.

Project Highlights



63,262 SF on
1.9 acres



Unit sizes ranging from
4,037 SF – 30,000 SF



Zoning – M1
general industrial



14 Grade level
loading units



Completion
Q3 2024

Cutting-Edge Features



Enclosed mezzanine
with 100 lbs. floor load



Insulated
grade doors



28' clear
height



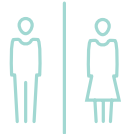
Sealed concrete floors
500 lbs. floor load



Rooftop HVAC unit
provided for office area



ESFR sprinkler
system



Finished ground
floor washroom



150A 347/600V &
225A/208V



Gas-fired unit heaters
& ceiling fans



High-efficiency LED
lighting & skylights



EV stall rough-in
provided





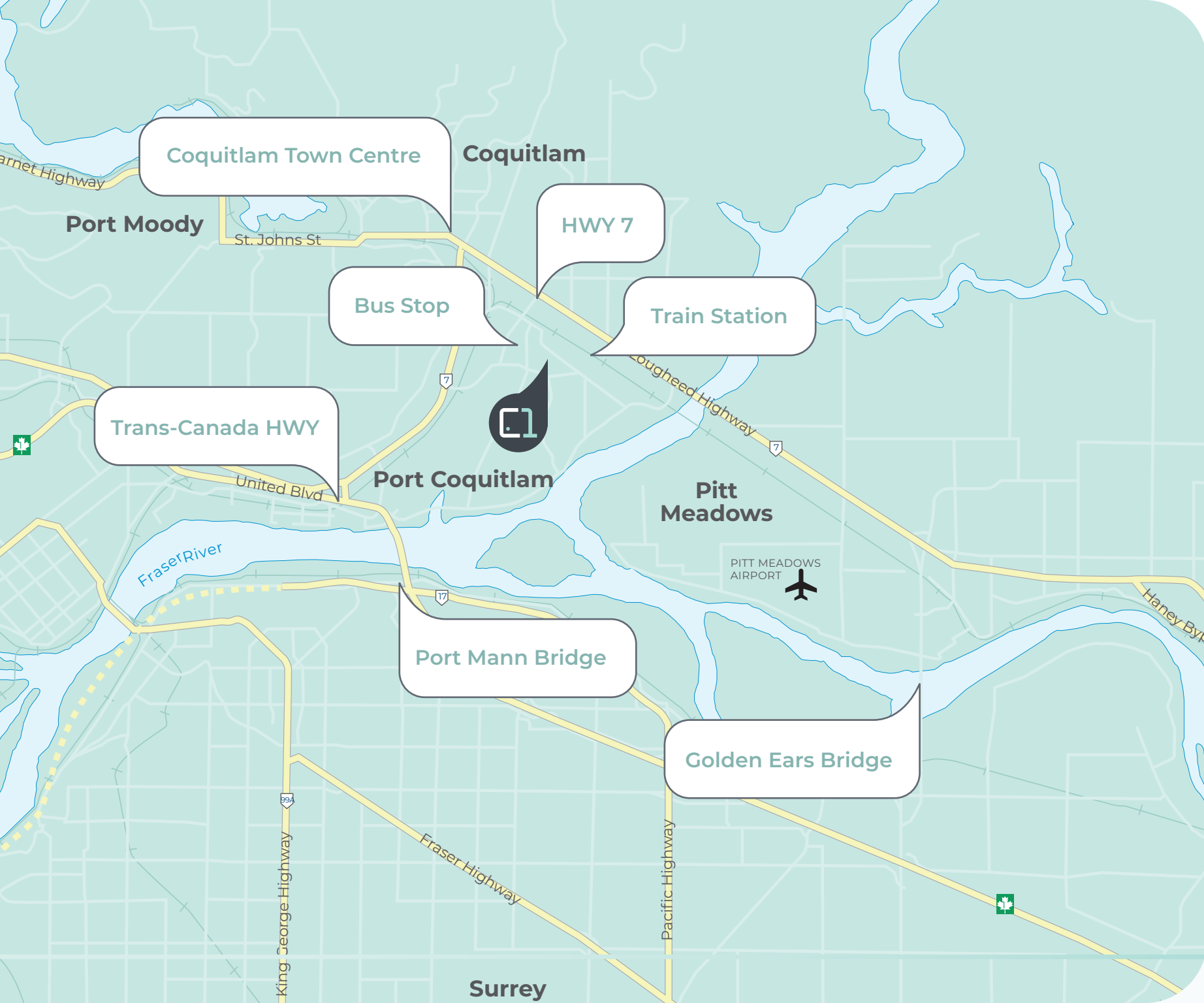
TYNER STREET

KINGSWAY AVE

Highly Connected & Convenient

Located just south of Highway 7, Centre Point One's strategic positioning allows seamless access to all areas of the Lower Mainland.

The dynamic neighborhood boasts an enviable location, with exceptional connectivity through multiple highways, transportation options and diverse amenities making it an ideal location for employees, clients, and suppliers.



Gateway To The City

Drive Times

Highway 7	5 MIN DRIVE
Coquitlam Town Centre	9 MIN DRIVE
Port Mann Bridge	9 MIN DRIVE
Trans-Canada Highway (Hwy 1)	10 MIN DRIVE
Golden Ears Bridge	15 MIN DRIVE
Port Coquitlam Train Station	5 MIN WALK
159 Coquitlam Central Station Bus	5 MIN WALK

Thriving Business Community

Centre point one is strategically located in the heart of Port Coquitlam, a bustling neighborhood with a flourishing economy and an expanding workforce.

The transit-oriented location also allows access to a wider more diverse talent pool for businesses looking to grow.



5 Minute Drive to:

 **35** Cafes & Restaurants

 **27** Shops

 **37** Business Services



Despite its rapid growth, Port Coquitlam maintains an affordable housing market compared to neighboring municipalities, making it a popular destination for young professionals and families alike.



Demographics

	5KM	10KM	15KM
Population	164,232	464,025	936,146
Population in Labour Force	92,503	263,334	528,613

Project Team



NONNI PROPERTY GROUP

Nonni Property Group has proudly transformed communities and investment portfolios by focusing on quality, strategy, and innovation. As developers and investors, they lead with in-depth knowledge and inherent intuition. They are long-term investors of residential, commercial, and mixed-use real estate, continually discovering the enduring potential of properties and communities. Their strategy is to assess markets, discover opportunities and develop quality product for their customers and stakeholders. From inception, the foundation of their growing real estate enterprise relied on hard work, bold investment, and foresight.

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