



Move-In Ready Industrial Units FOR LEASE

The Only Brand-New
Flex Industrial Complex
for Lease in the Tri-Cities



2270 Tyner Street, Port Coquitlam, BC

Introducing centre point one

A Community for Thriving Businesses. A Home for Success.

Centre Point One is the only brand-new industrial complex for lease in the Tri-Cities, offering move-in-ready, high-quality space tailored for growing businesses. With flexible unit sizes from **3,081 to 31,941 SF**, it provides the scalability and efficiency modern businesses need.

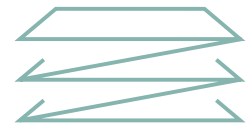
Located in the heart of Port Coquitlam, Centre Point One keeps businesses connected to customers, suppliers, and major transportation routes, including the Trans-Canada Highway and Port Mann Bridge. Designed for efficiency and growth, this is a rare opportunity to secure premium industrial space without ownership commitments—built for small business, designed for big ambition.

Project Highlights

- ✓ Only brand-new industrial flex space for lease in Tri-Cities
- ✓ M1 General Industrial zoning – adaptable for most business types
- ✓ Immediate move-in availability
- ✓ Unit sizes range 3,081 SF - 31,941 SF
- ✓ Strata-quality leasing; premium space without ownership commitment
- ✓ Custom office build outs available from developer

Join a thriving business community - choose your new space today!

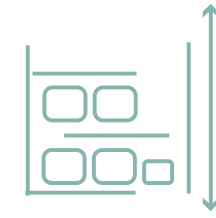
Find Your Space at Centre Point One



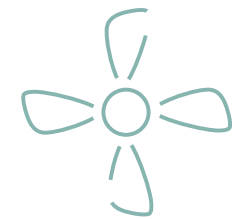
Enclosed Mezzanine with 100 LBS/SF. floor load (build outs available)



Insulated grade doors



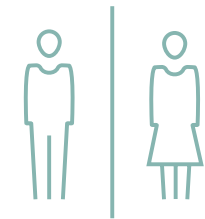
28' clear height



Rooftop HVAC unit provided for office area



ESFR sprinkler system



Finished ground floor washroom



Gas-fired unit heaters & ceiling fans



High-efficiency LED lighting & skylights



Up to 4 Reserved Parking Stalls Per Unit



Sealed concrete floors 500 LBS/SF. floor load



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



EV stall rough-in provided





Connecting Business to Community

Centre Point One keeps businesses close to major transportation routes while staying within reach of local customers and suppliers.

Being next to established residential neighbourhoods and steps away from the second-largest community centre in BC means tapping into a built-in audience and a steady flow of potential customers.

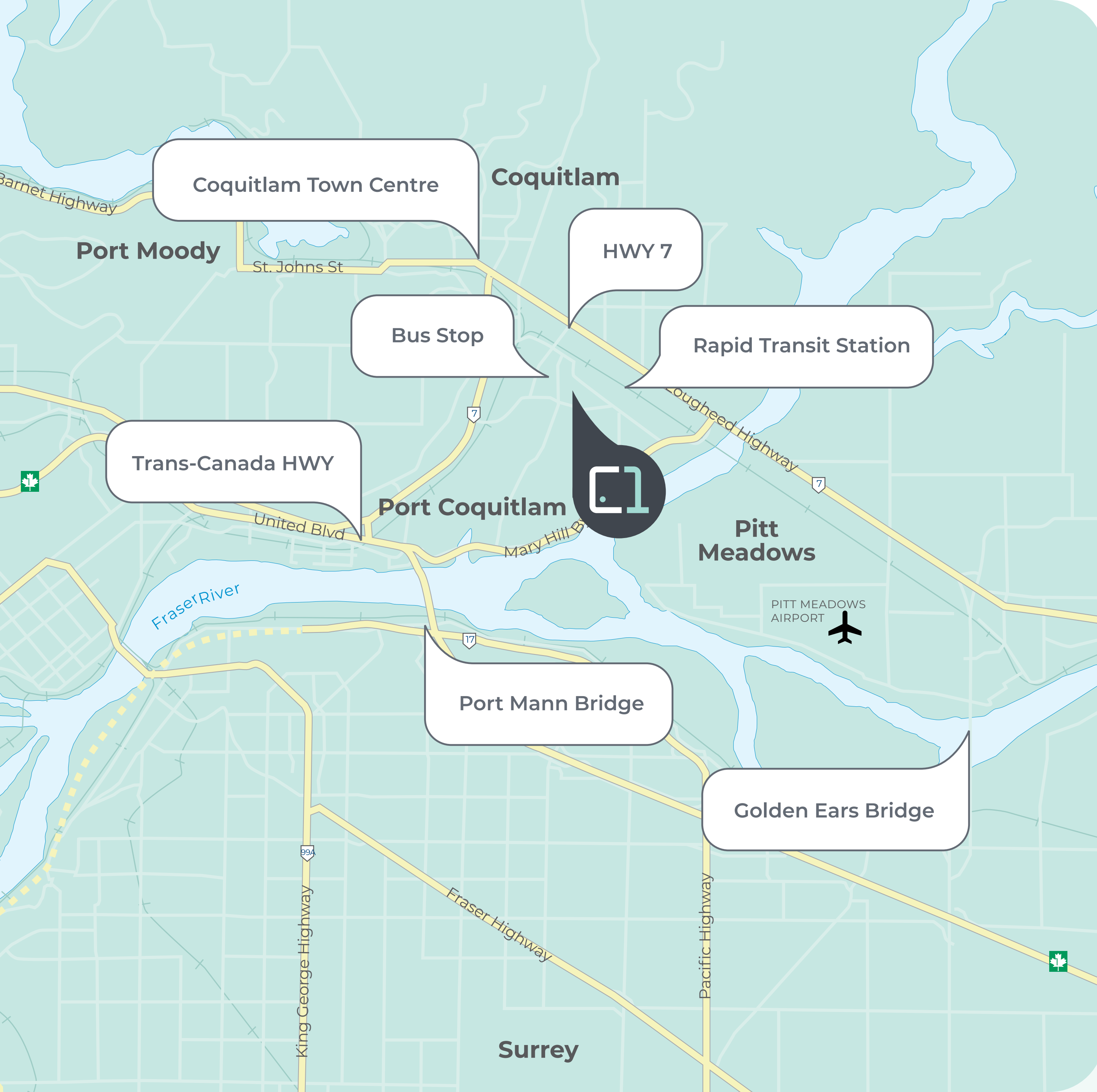
It is a location that puts businesses in the middle of a growing and engaged community where people live, work and have a newfound support of local.

85 WALK SCORE Very Walkable: Most errands can be accomplished on foot

54 BIKE SCORE Good Cycling: Some bike infrastructure

52 TRANSIT SCORE Good Transit: Many nearby public transportation options

Engaged community where people live, work and have a newfound support of local



In The Heart of Tri-Cities

Situated in Port Coquitlam, the commercial hub of the Tri-Cities, Centre Point One offers seamless connectivity to Metro Vancouver's key trade and logistics corridors.

With direct access to Highway 1, Highway 7, and the Port Mann and Golden Ears Bridges, businesses here benefit from efficient distribution routes and close proximity to suppliers and customers. As the only brand-new industrial flex space for lease in the Tri-Cities, Centre Point One is a rare opportunity to establish your business in a growing, business-friendly community with built-in access to local and regional markets.

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



A Thriving, Connected, and Business-Friendly Municipality

Port Coquitlam is a thriving industrial and commercial hub, designed for business growth. With a business-friendly tax environment, strong municipal support for small businesses, and ongoing investment in infrastructure, it's an ideal setting for companies looking to expand.

Port Coquitlam's brand-new community centre keeps residents and visitors coming back, adding to the city's steady flow of activity. Combined with a growing workforce and business-friendly policies, it's an attractive spot for startups and small companies looking to grow.

Quick Facts on The Area:



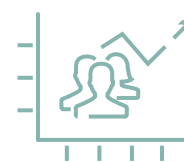
Tri-Cities population of 277,000 est.



\$62.5 Million community investment plan



Streamlined application processes designed to support business success



Growing population; population increase of nearly 60% by 2050



Highly accessible; Close to Hwy 7, Hwy 1, and key bridges



Population Projection | Demographics

POPULATION	5KM	10KM	15KM
2024	163,157	492,126	1,010,524
2029	175,595	536,233	1,097,822
2034	183,789	566,847	1,158,328

5 Minute Drive to:



35 Cafes & Restaurants

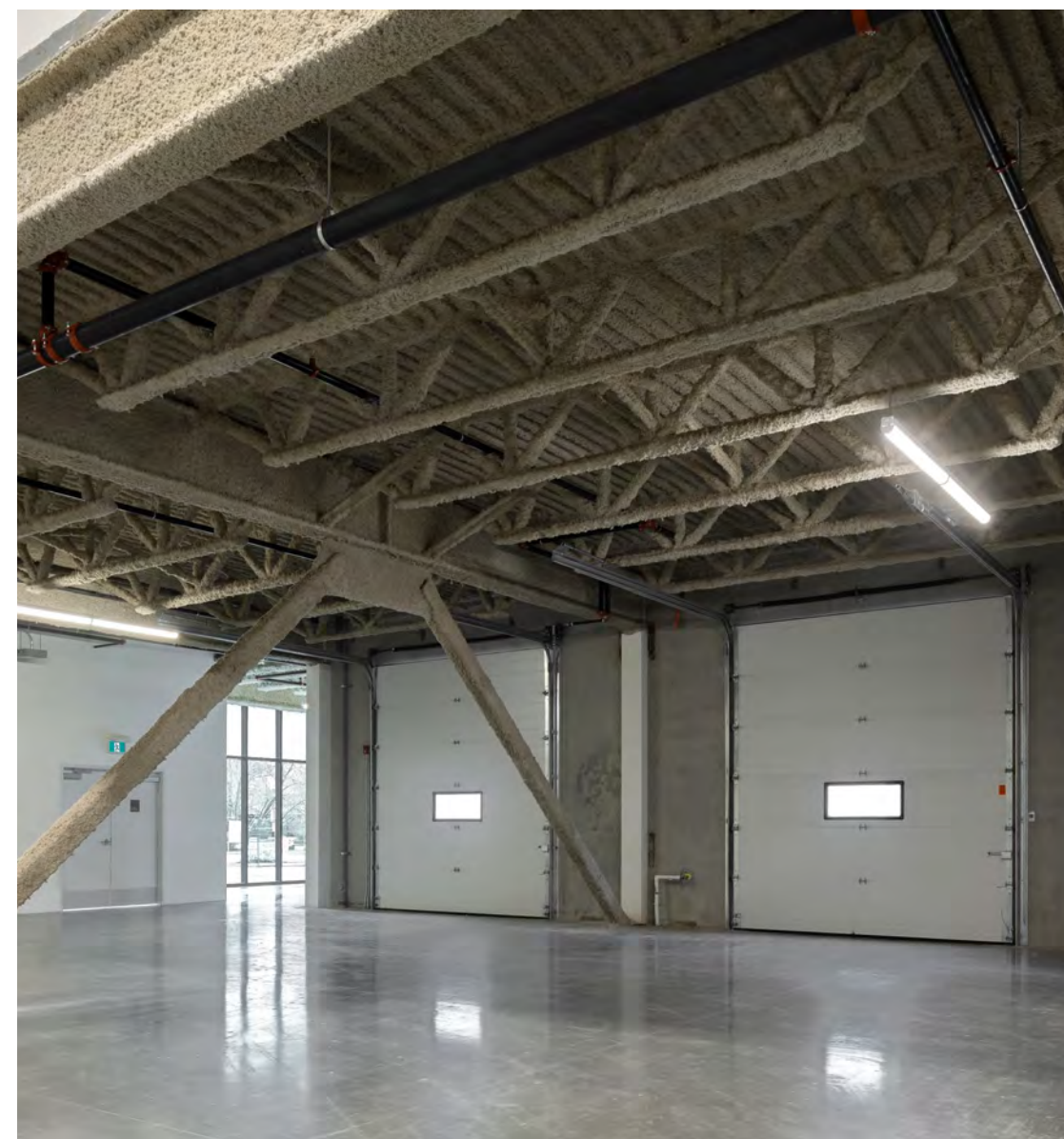


27 Shops



37 Business Services

The Right Space
for What's Next



Visualize Your Future Workspace



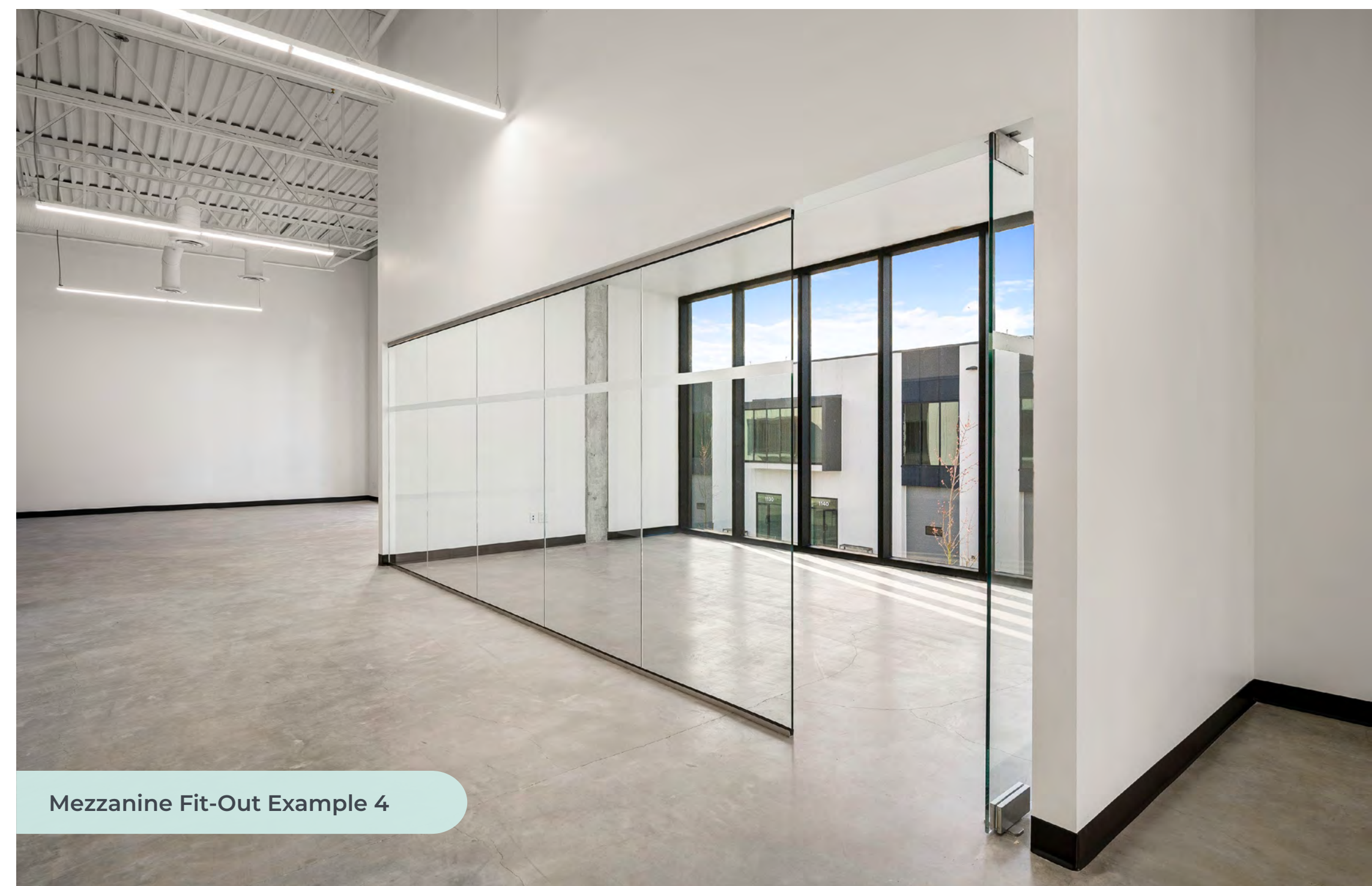
Mezzanine Fit-Out Example 1



Mezzanine Fit-Out Example 3



Mezzanine Fit-Out Example 2



Mezzanine Fit-Out Example 4

Images shown for illustrative purposes only. Final layout and finishes subject to developer specifications.

Strata-Quality Leasing No Long-Term Ties

High-end industrial space without the commitment of ownership

Flexibility to expand as your business grows

Built for efficiency; ready-to-use infrastructure & modern finishes

A Space for Every Business

M1 General Industrial zoning allows a wide range of uses, including:



Manufacturing & Production



Breweries & Distilleries



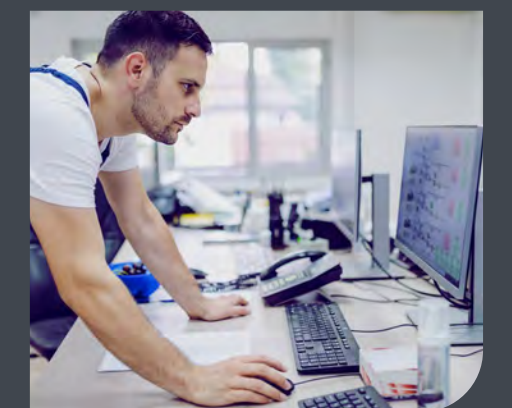
Retail of Industrial Supplies



Warehousing & Distribution



Tech & Creative Industries



Local Service Providers



Project Team

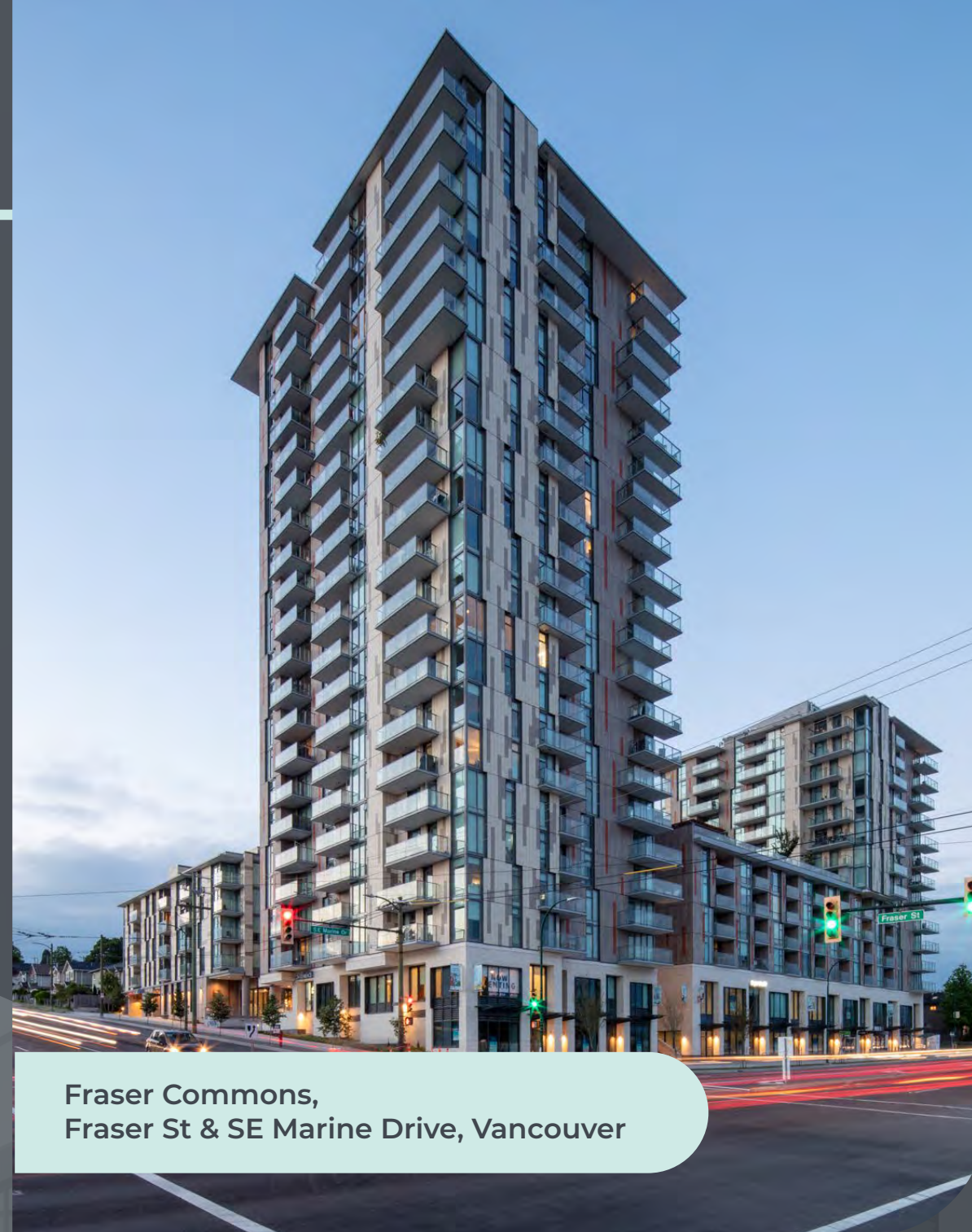


NONNI | A TRUSTED DEVELOPER

Nonni Property Group are a private family-owned real estate development and investment company based in Vancouver, with an extensive track record in industrial development and asset management across Western Canada. As a boutique organization with an approachable ownership team, they have established themselves as responsive and professional asset managers who collaborates closely with tenants to help improve their businesses through smart building design and management.



510 Seymour Street,
Vancouver



Fraser Commons,
Fraser St & SE Marine Drive, Vancouver

Nonni Property Group have two highly experienced development staff with architectural backgrounds on their in-house design team. This team collaborates closely with tenant partners to create custom-designed warehouse and offices to meet tenants' business requirements. They deliver tailored environments that elevate each tenant's brand identity and business operations. This design capability represents a significant competitive advantage, allowing Nonni Property Group to offer value-added services that transform their developments into bespoke environments aligned with each tenant's unique needs and aspirations.

nonni.com



LEASING | COLLIERS

Colliers is a leading global real estate services and investment management company with operations in 68 countries that provide expert advice and assistance to maximize property value for real estate occupiers, owners and investors. With years of direct experience in the local strata market,

long-term relationships, and comprehensive market insight, Colliers can provide creative solutions for local, national, and global organizations' real estate needs.

collierscanada.com



ARCHITECT | TKA+D

TKA+D Architecture + Design is a diverse team of architecture and interior design professionals committed to delivering technically excellent, environmentally considerate, outstanding, and honest design solutions. Using both internal

quality control systems and preferred building information tools, TKA+D strives to deliver approved concepts on time, on budget, and to the highest standard.

tkad.ca

NOW LEASING | MOVE IN TODAY



CentrePointOne.com

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