

ELEVATE

11 KING EDWARD ST COQUITLAM, BC

wesgroup CBRE

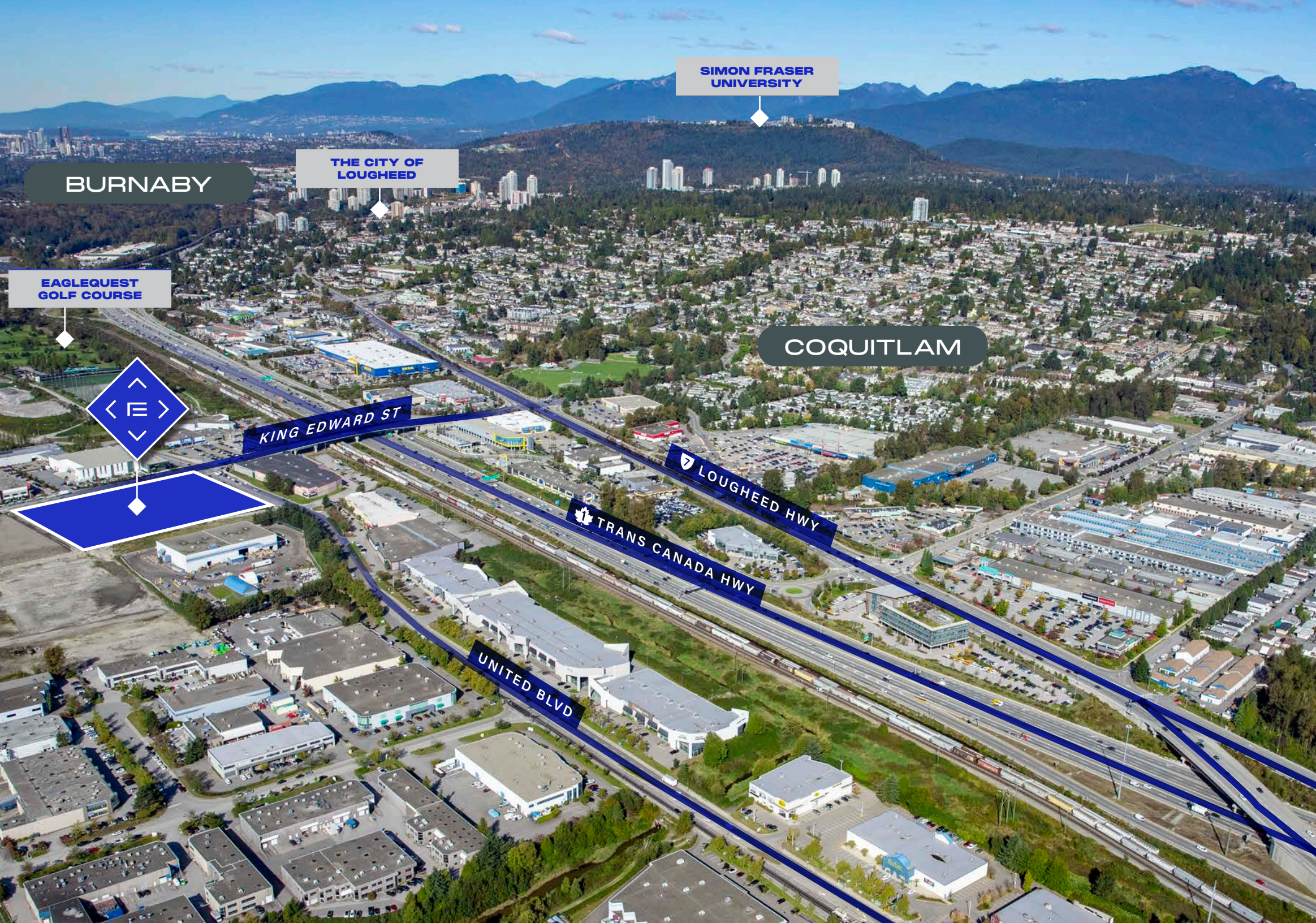
FOR LEASE

BRAND-NEW SMALL BAY UNITS

FROM 3,010 SF TO 4,537 SF AND
CONTIGUOUSLY UP TO 23,445 SF

Move-In Ready!





DESIGN. INNOVATION. ACCESS.

OPPORTUNITY

Developed by Wesgroup Properties, **ELEVATE** brings 19 brand-new modern industrial units to Coquitlam's evolving Fraser Mills neighbourhood. The space at **ELEVATE** is thoughtfully designed for small bay tenants with units ranging from 3,010 to 4,537 SF, and contiguously up to 23,445 SF. Each unit is equipped with functional grade loading, 22 clear ceilings, an exterior walkway connecting indoor and outdoor space and extensive glazing offering excellent corporate appeal.

The development is centrally located within Metro Vancouver at the prime intersection of United Boulevard and King Edward Street, offering unparalleled access to key thoroughfares in the region including the Trans-Canada Highway (Hwy 1) and Lougheed Highway.

The area is home to many local and national businesses including Canada Post, ICBC, IKEA, The Home Depot, Inno Foods, and Maple Leaf Storage. Businesses operating in the Fraser Mills area benefit from the proximity to everything nearby, densely populated municipalities and urban centers, including Burnaby's master-planned community, The City of Lougheed, and Surrey's mixed-use development, Central City.

PROPERTY DETAILS

01	UNIT SIZES	3,010 TO 4,537 SF
02	TOTAL	75,464 SF
03	ZONING	M-1
04	LEASE RATE	CONTACT LISTING AGENTS
05	AVAILABILITY	IMMEDIATE

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PROPERTY FEATURES

- 01

LOADING
1 grade door per unit
- 02

CEILING HEIGHT
22' clear ceilings
- 03

POWER
100 amps at 347/600 volts
electrical service per unit
- 04

SPRINKLERS
ESFR sprinkler system
- 05

LIGHTING
LED fixtures
- 06

PARKING
67 car parking stalls,
2 car parking stalls
designated per unit
- 07

INTERIOR
Complete with large-pane windows
and painted white interior walls
- 08

EXTERIOR
Exterior walkway connecting
indoor and outdoor space
- 09

MEZZANINE
Pre-built mezzanine areas complete with
partitioning walls in each unit ranging
from 815 SF to 1,176 SF
- 10

ELEVATOR
Freight elevator adjacent to parking and
loading area on main level
- 11

VEHICLE RAMP
Heated vehicle ramp located
on southwest side of building

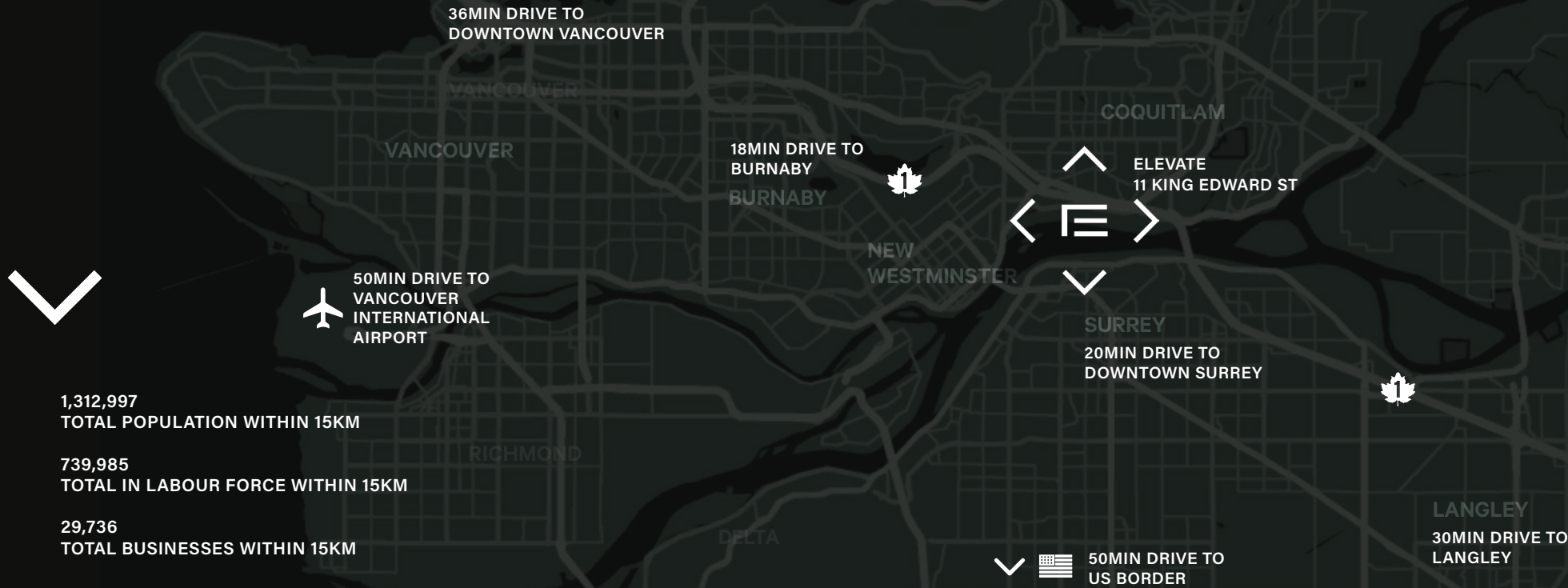


MARKETING PLAN

UNIT	WAREHOUSE SF	MEZZANINE SF	TOTAL SF
201	2,936	1,114	4,050
202	2,630	951	3,581
203	2,630	951	3,581
204	2,647	958	3,605
205	2,195	815	3,010
206	2,482	951	3,433
207	2,630	951	3,581
208	2,629	951	3,581
209	2,323	964	3,287
210	2,245	831	3,076
211	3,361	1,176	4,537
212	UNDER OFFER		
213	UNDER OFFER		
214	2,952	1,009	3,961
215	2,952	1,009	3,961
216	2,806	1,010	3,816
217	2,484	869	3,353
218	2,956	1,017	3,973
219	3,112	1,041	4,153



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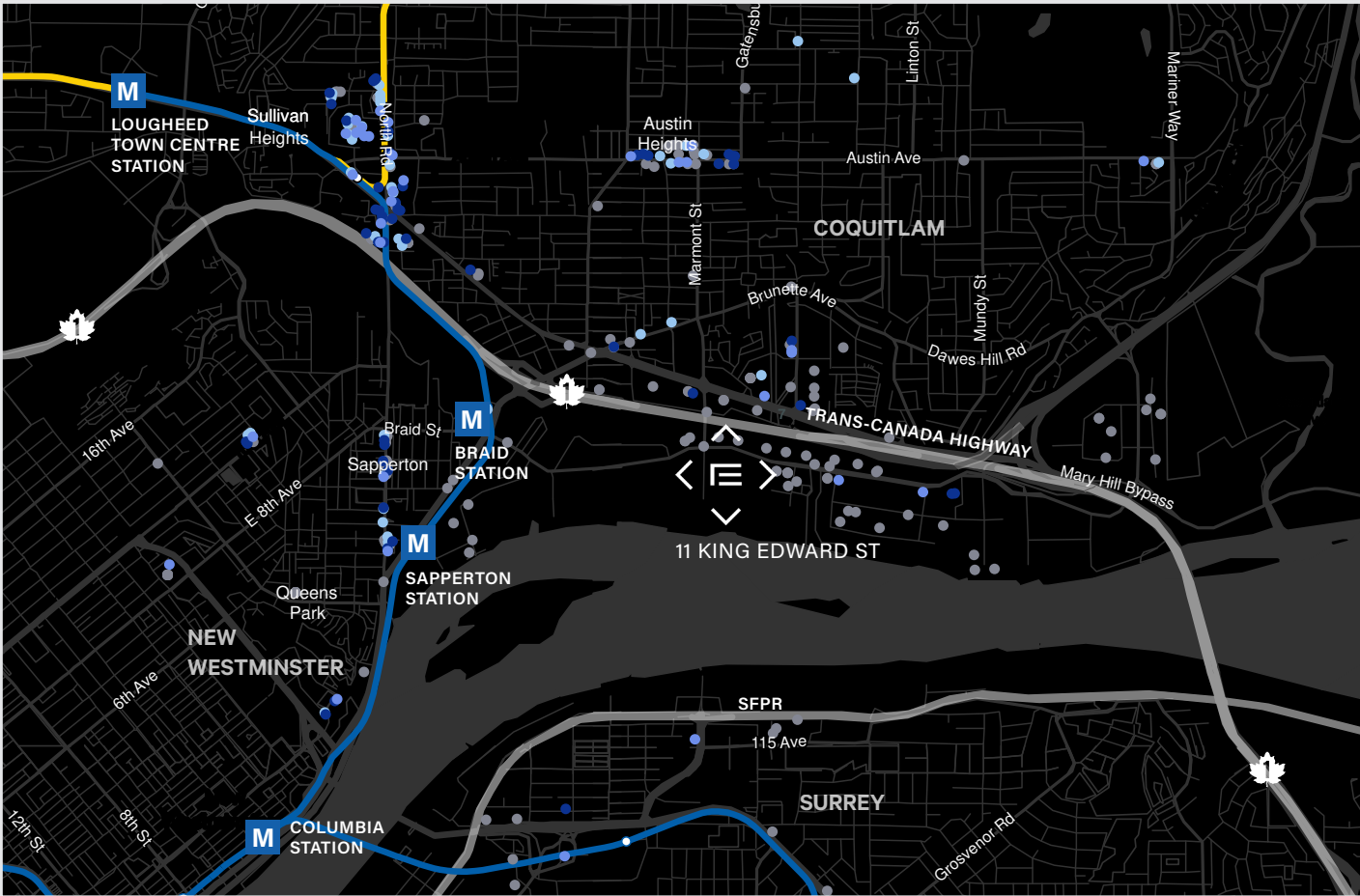
GAME-CHANGING ACCESS TO METRO VANCOUVER AND ALL MAJOR TRANSIT HUBS.

ELEVATE is strategically positioned on the Fraser River’s north banks, centrally located within Metro Vancouver with exceptional proximity to major transportation corridors, including Trans-Canada Highway (Hwy 1) and Lougheed Highway (Hwy 7). At the center of it all, the development is neighboured by the municipalities Burnaby, New Westminster, and Surrey, all located within 6 kilometers, and is situated between the Pattullo Bridge on the West and the Port Mann Bridge on the East, connecting beyond to the Fraser Valley.

- 2MIN DRIVE TO LOUGHEED HIGHWAY (HWY 7)
- 3MIN DRIVE TO TRANS-CANADA HIGHWAY (HWY 1)
- 5MIN DRIVE TO MARY HILL BYPASS (HWY 7B)
- 5MIN DRIVE TO PORT MANN BRIDGE
- 15MIN DRIVE TO PATTULLO BRIDGE
- 15MIN DRIVE TO SOUTH FRASER PERIMETER ROAD (HWY 17)

PLETHORA OF AMENITIES WITHIN 3.5KM RADIUS

- 34+ Cafés
- 57+ Services & Entertainment
- 58+ Restaurants
- 223+ Retailers



- Cafés**
 - C Market Coffee
 - Cafe Hashtag
 - Coffeeholic
 - Coffee + Vanilla Café and Restaurant
 - Kim's Café
 - Mill Creek Coffee
 - Oliver's La Boulangerie
 - Pearl Fever Tea House
 - Starbucks
 - Tim Hortons
- Service & Entertainment**
 - BC Hydro Charging Station
 - Climb Base5
 - Cineplex Cinemas Coquitlam & VIP
 - Eaglequest Golf
 - Executive Plaza Hotel
 - Hard Rock Casino
 - Planet Ice
 - Tesla Supercharger
 - The Vancouver Golf Club
 - Zone Bowling
- Restaurants**
 - Browns Socialhouse
 - Cactus Club Cafe
 - Denny's
 - JOEY Coquitlam
 - Kokoro Tokyo Mazesoba
 - My Greek Taverna
 - Smoking Pig
 - The Taphouse Coquitlam
 - Triple O's
 - Woody's Pub on Brunette
- Retailers**
 - Ashley HomeStore
 - Canadian Tire
 - IKEA Coquitlam
 - Mark's
 - Real Canadian Superstore
 - The Home Depot
 - Staples
 - T & T Supermarket
 - Walmart Supercentre
 - Winners & HomeSense

ELEVATE



ELEVATEINDUSTRIAL.CA

CONTACT US TO LEARN MORE

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