

# ELEVATE

11 KING EDWARD ST COQUITLAM, BC

wesgroup CBRE

FOR LEASE

## MOVE-IN READY SMALL BAY UNITS

FROM 3,010 SF TO 4,537 SF AND  
CONTIGUOUSLY UP TO 16,891 SF



**OFFERING \$19.95 PSF NET  
FOR THE NEXT DEAL!**



## 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 16,891 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 recently completed 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

<b>01</b>	UNIT SIZES	3,010 TO 4,537 SF
<b>02</b>	TOTAL	75,464 SF
<b>03</b>	ZONING	M-1
<b>04</b>	LEASE RATE	\$19.95 PSF NET
<b>05</b>	TAXES & OPEX	\$6.99 PSF (2025 EST.)
<b>06</b>	AVAILABILITY	IMMEDIATE

DESIGN. INNOVATION. ACCESS.

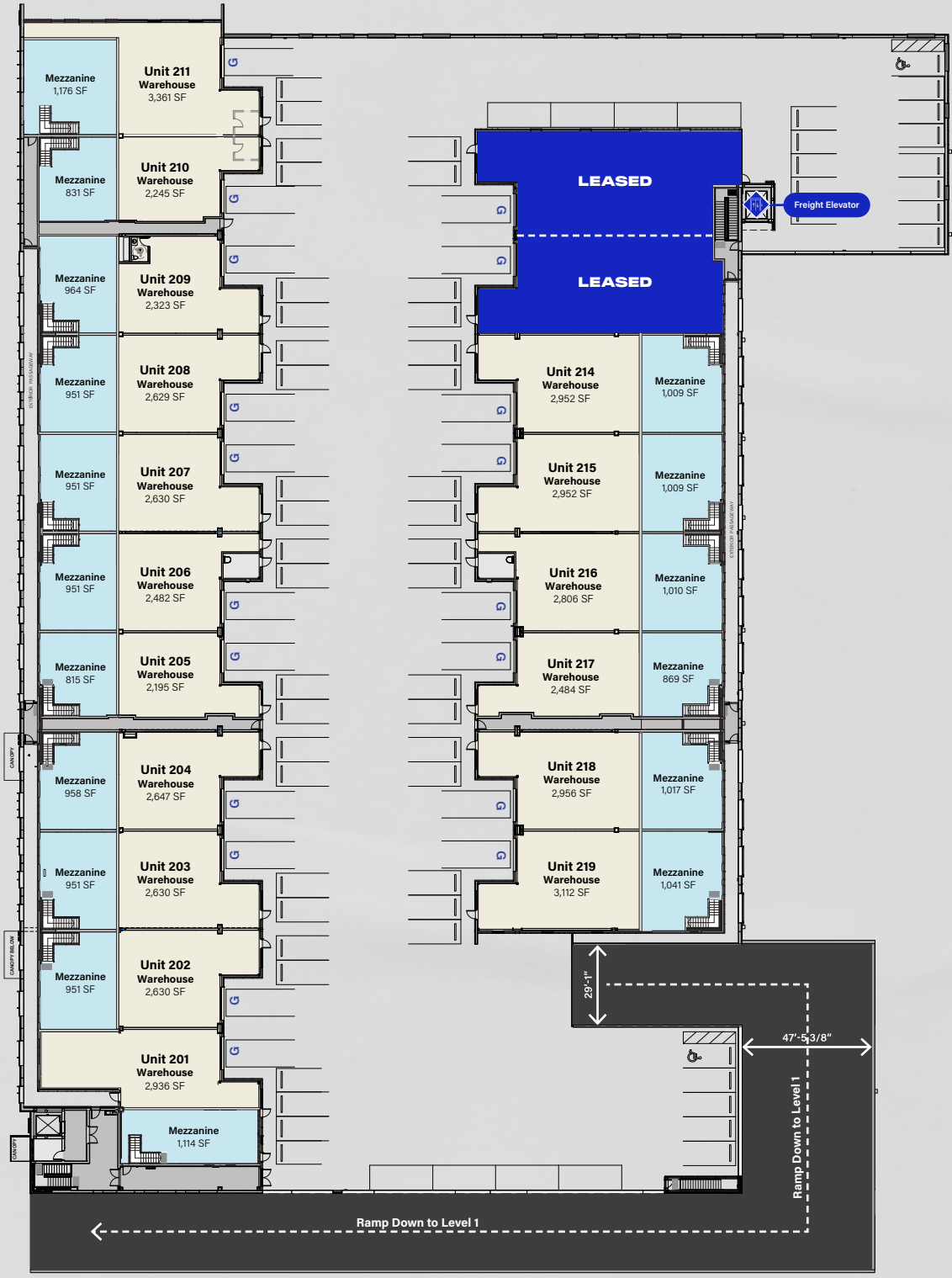
## PROPERTY FEATURES

- 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**  
Mezzanine 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	3,580
209	2,323	964	3,287
210	2,245	831	3,076
211	3,361	1,176	4,537
212	<b>LEASED</b>		
213	<b>LEASED</b>		
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



DESIGN. INNOVATION. ACCESS.

36MIN DRIVE TO  
DOWNTOWN VANCOUVER

18MIN DRIVE TO  
BURNABY

50MIN DRIVE TO  
VANCOUVER  
INTERNATIONAL  
AIRPORT

ELEVATE  
11 KING EDWARD ST

20MIN DRIVE TO  
DOWNTOWN SURREY

1,312,997  
TOTAL POPULATION WITHIN 15KM

739,985  
TOTAL IN LABOUR FORCE WITHIN 15KM

29,736  
TOTAL BUSINESSES WITHIN 15KM

50MIN DRIVE TO  
US BORDER

30MIN DRIVE TO  
LANGLEY

## 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 neighbored by the municipalities Burnaby, New Westminister, 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



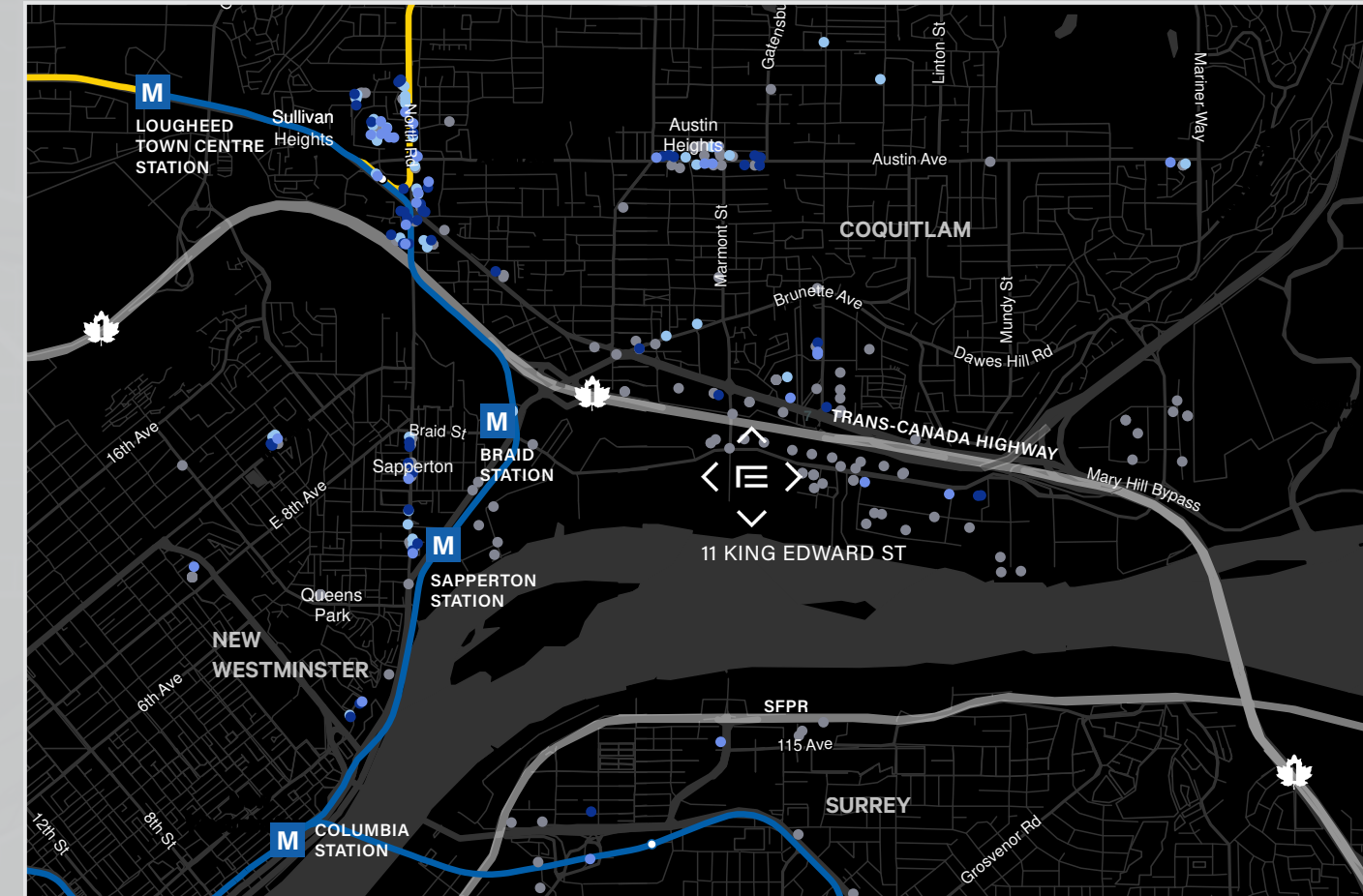
57+  
Services &  
Entertainment



58+  
Restaurants



223+  
Retailers



### Cafés

1. C Market Coffee
2. Cafe Hashtag
3. Coffeeholic
4. Coffee + Vanilla Café and Restaurant
5. Kim's Café
6. Mill Creek Coffee
7. Oliver's La Boulangerie
8. Pearl Fever Tea House
9. Starbucks
10. Tim Hortons

### Service & Entertainment

1. BC Hydro Charging Station
2. Climb Base5
3. Cineplex Cinemas Coquitlam & VIP
4. Eaglequest Golf
5. Executive Plaza Hotel
6. Hard Rock Casino
7. Planet Ice
8. Tesla Supercharger
9. The Vancouver Golf Club
10. Zone Bowling

### Restaurants

1. Browns Socialhouse
2. Cactus Club Cafe
3. Denny's
4. JOEY Coquitlam
5. Kokoro Tokyo Mazesoba
6. My Greek Taverna
7. Smoking Pig
8. The Taphouse Coquitlam
9. Triple O's
10. Woody's Pub on Brunette

### Retailers

1. Ashley HomeStore
2. Canadian Tire
3. IKEA Coquitlam
4. Mark's
5. Real Canadian Superstore
6. The Home Depot
7. Staples
8. T & T Supermarket
9. Walmart Supercentre
10. Winners & HomeSense

# ELEVATE



[ELEVATEINDUSTRIAL.CA](http://ELEVATEINDUSTRIAL.CA)

CONTACT US TO LEARN MORE

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