

FOR LEASE | OFFICE/WAREHOUSE
#2150 - 580 NICOLA AVENUE
PORT COQUITLAM, BC



- ▶ **2,772 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.

Ryan Barichello

D 604.630.3371 C 604.889.4146
ryan.barichello@lee-associates.com

Chris McIntyre

Personal Real Estate Corporation
D 604.630.3392 C 604.889.0699
chris.mcintyre@lee-associates.com



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	1,872,SF
Second floor office mezzanine	900 SF
Total	2,772 SF

*Approximate

Zoning

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

Parking

3 stalls

Basic Rent

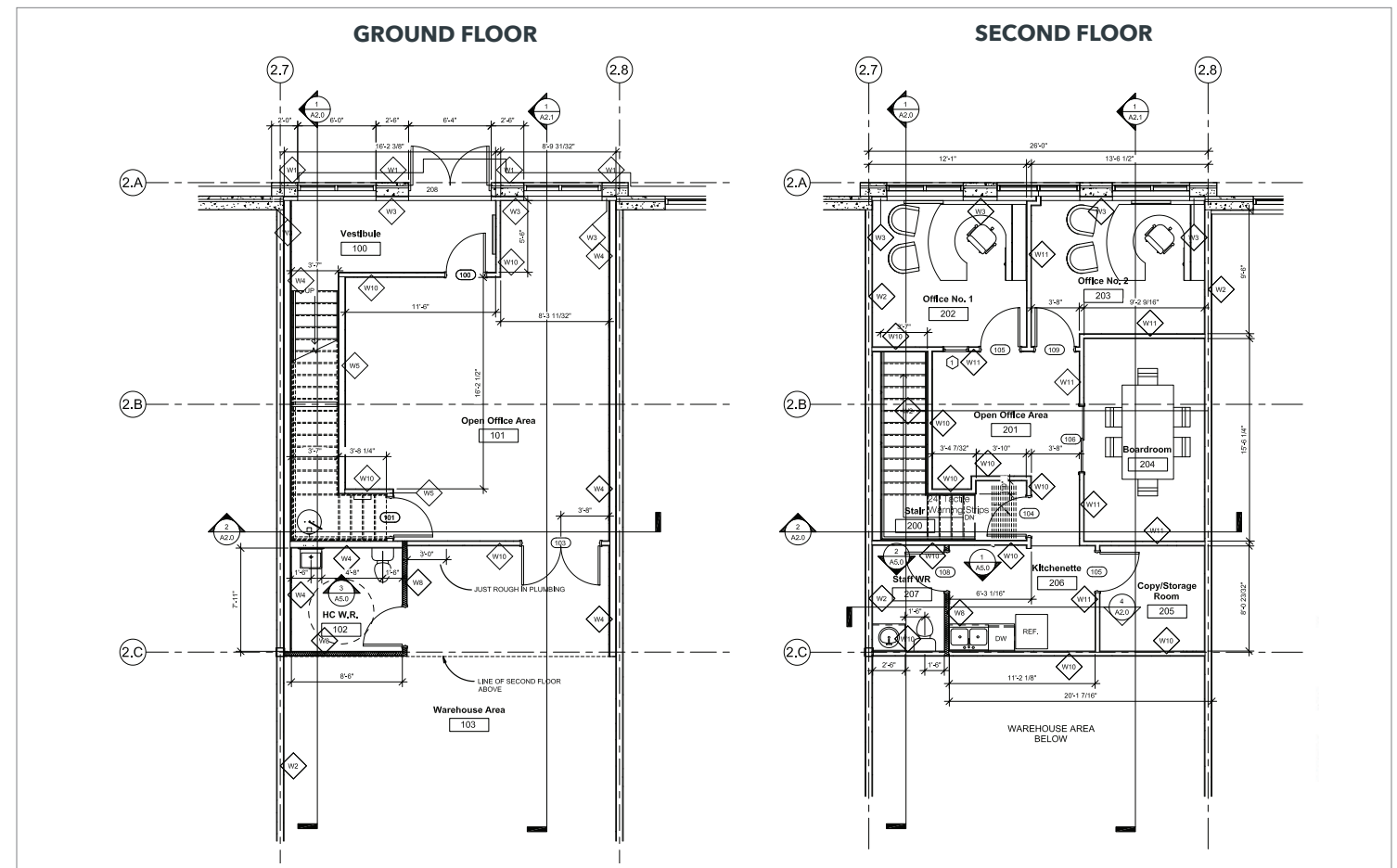
\$21.00 PSF

Taxes & Operating Costs

\$7.50 PSF (2025)

Availability

December 1, 2026



FOR LEASE | OFFICE/WAREHOUSE
#2150 - 580 NICOLA AVENUE
PORT COQUITLAM, BC



Ryan Barichello
D 604.630.3371 C 604.889.4146
ryan.barichello@lee-associates.com

Chris McIntyre
Personal Real Estate Corporation
D 604.630.3392 C 604.889.0699
chris.mcintyre@lee-associates.com

© 2026 Lee & Associates Commercial Real Estate (BC) Ltd. ("Lee & Associates Vancouver"). All Rights Reserved. 505. E. & O.E.: Although the information contained within is from sources believed to be reliable, no warranty or representation is made by Lee & Associates Vancouver as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.

