

FOR LEASE

ELEVATE

11 KING EDWARD ST COQUITLAM, BC



wesgroup CBRE

THE OPPORTUNITY

Introducing **ELEVATE**, Coquitlam's newest high-profile industrial lease development by Wesgroup Properties. The development is built by one of Western Canada's largest developers backed by 60+ years of experience building homes, commercial space, and communities.

Recently completed, this innovative multi-level speculative development totals 196,993 SF of industrial space within one of Metro Vancouver's most sought-after industrial pockets. **ELEVATE** is intentionally built for large and small bay tenants looking to grow their business within an evolving neighbourhood surrounded by a flourishing quasi-retail mixed market.

PROPERTY DETAILS

01	SITE SIZE	6.21 ACRES
02	PROJECT SIZE	196,993 SF
03	ZONING	M-1
04	LEASE RATE	CONTACT LISTING AGENTS
05	TAXES & OPEX	\$6.99 PSF (2025 EST.)
06	AVAILABLE DATE	IMMEDIATE

INDUSTRIAL.
EVOLVED.

DESIGN.
INNOVATION.
ACCESS.

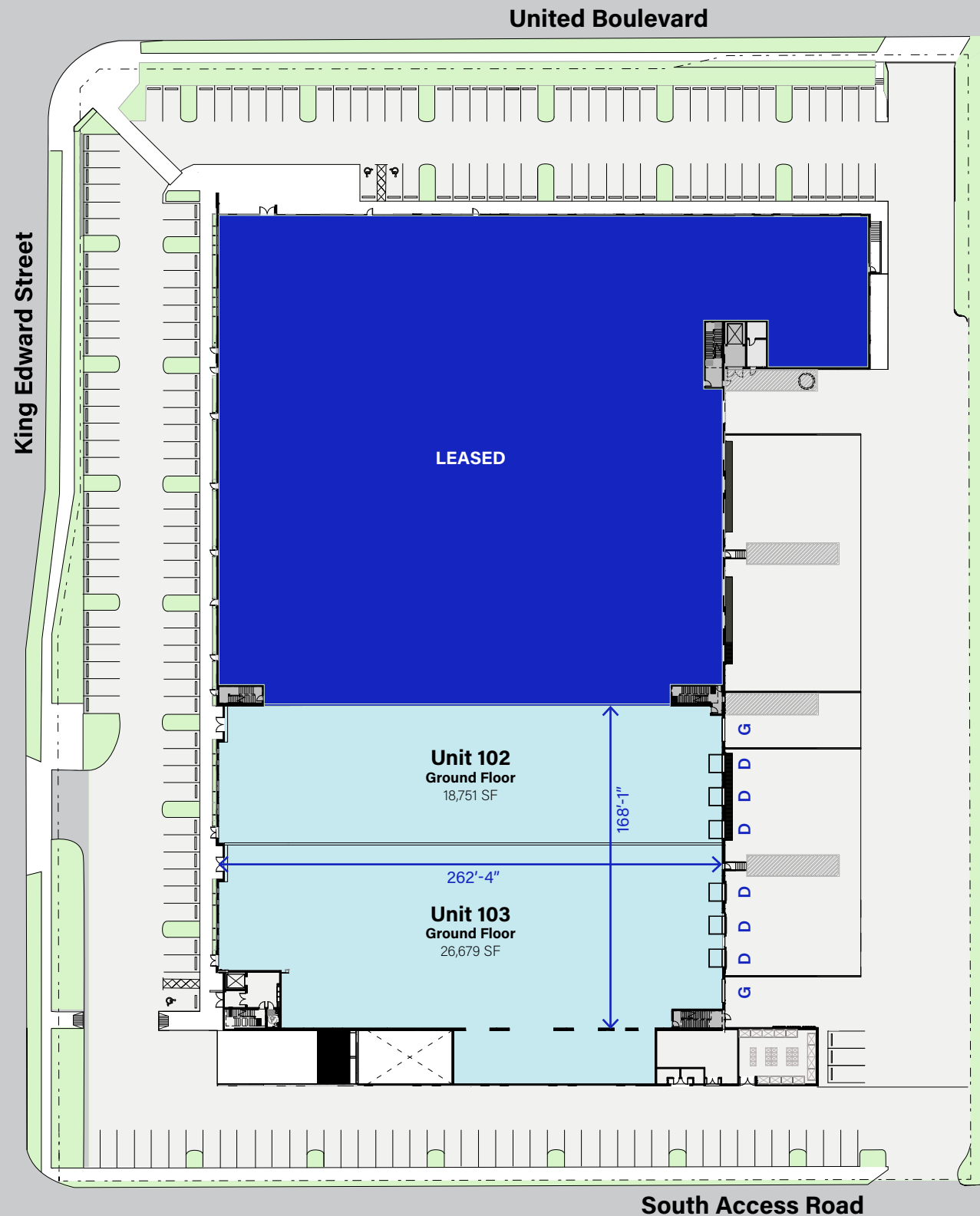


DESIGN.
INNOVATION.
ACCESS.

DESIGNED FOR LIFE.

Level 1 at **ELEVATE** is thoughtfully designed for large bay tenants offering 18,751 SF to 45,430 SF of brand-new modern industrial space.

Situated directly along the major arterial route of United Boulevard, the state-of-the-art space presents a high-exposure opportunity offering endless potential. **ELEVATE** features best-in-class specifications including up to 31' clear ceilings, dock and grade loading, extensive floor-to-ceiling glazing, and excellent corporate appeal.

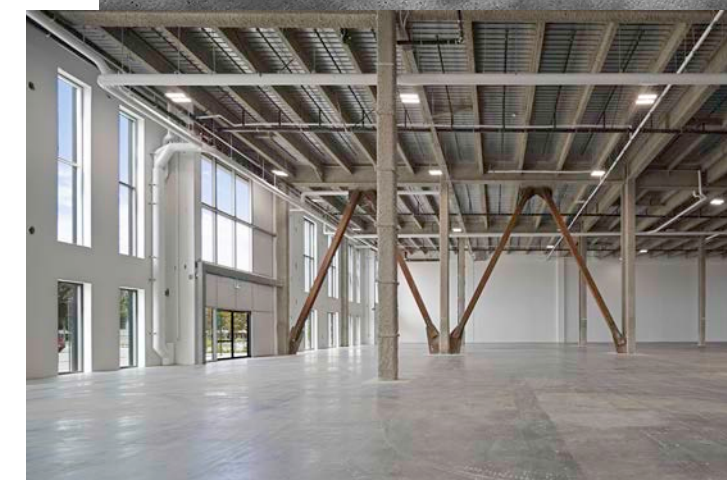


SPACE FEATURES

- 01 **LOADING**
6 (9' x 10') dock doors
2 (12' x 14') grade doors
- 02 **CEILING HEIGHT**
Up to 31' clear ceilings
- 03 **COLUMN SPACING**
36' x 36' typical column spacing
- 04 **POWER**
Unit 102: 200 amps at 347/600 volts electrical service
Unit 103: 400 amps at 347/600 volts electrical service
- 05 **SPRINKLERS**
ESFR sprinkler system
- 06 **LIGHTING**
LED fixtures
- 07 **PARKING**
102 car parking stalls including conduits for up to 24 future EV charging stalls
- 08 **ACCESS**
3 points of ingress/egress

AVAILABLE AREA

UNIT	GROUND FLOOR SF	
102	18,751	
103	26,679	
102 & 103	45,430	TOTAL AVAILABLE AREA



DESIGN.
INNOVATION.
ACCESS.

**REINVENTING THE WAY INDUSTRIAL INNOVATION SPACE
EMPOWERS BRANDS AND CUSTOMERS.**

Immersed in the heart of the evolving Fraser Mills submarket in South Coquitlam, **ELEVATE** neighbours a master-planned 96-acre waterfront community and is the first of many shaping the future of this growing, diverse, and innovative community. Fraser Mills will bring a diverse collection of residences, restaurants, and retail establishments to the area along with extensive green space, a plaza, and diversifying labour force.



AMENITIES
WITHIN 3.5KM
RADIUS



34+
Cafés



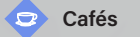
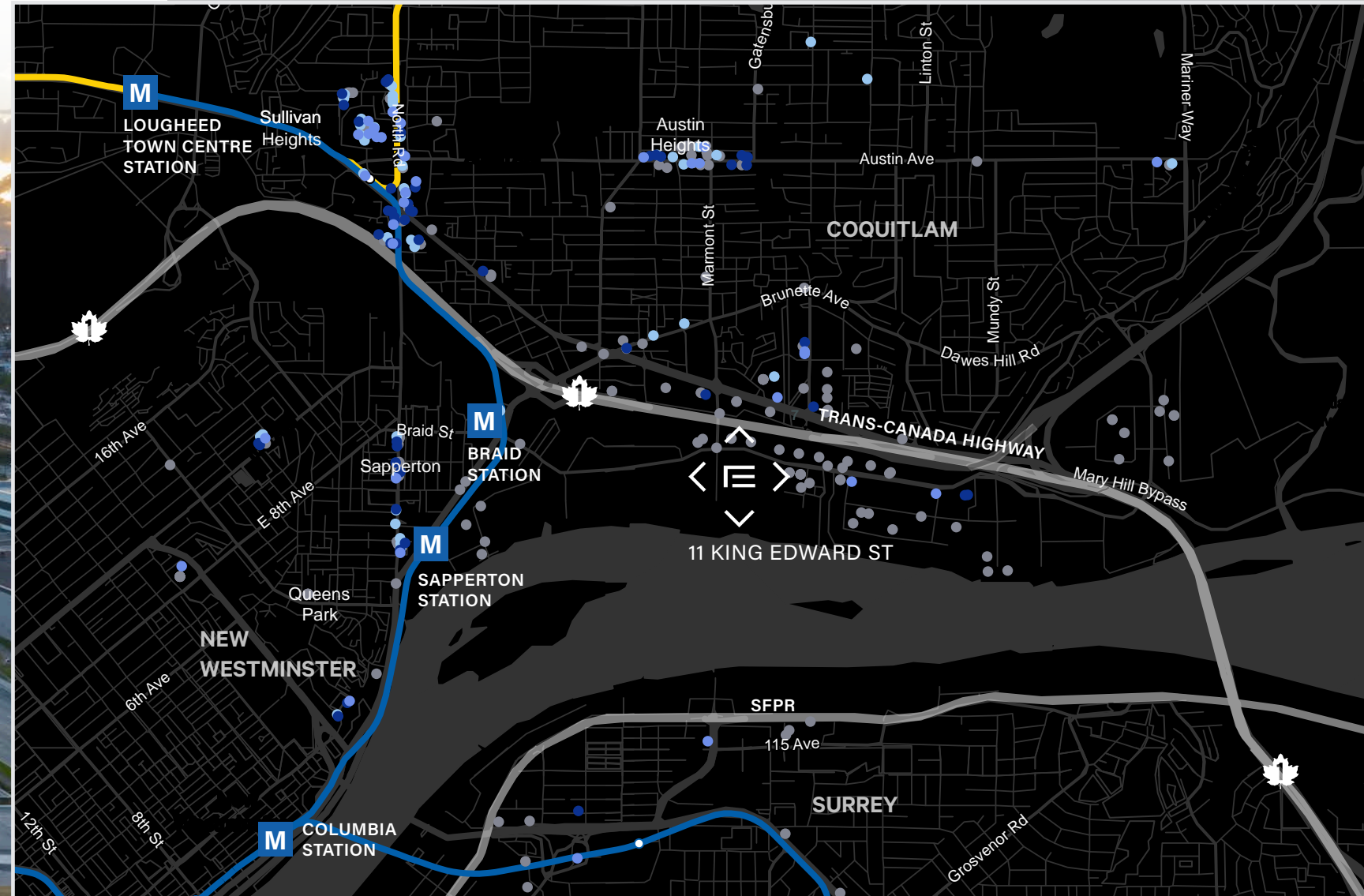
57+
Services &
Entertainment



58+
Restaurants

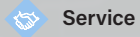


223+
Retailers



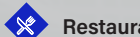
Cafés

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

DESIGN
INNOVATION.
ACCESS.



1,312,997
TOTAL POPULATION WITHIN 15KM

739,985
TOTAL IN LABOUR FORCE WITHIN 15KM

29,736
TOTAL BUSINESSES WITHIN 15KM



36MIN DRIVE TO DOWNTOWN VANCOUVER

18MIN DRIVE TO BURNABY

ELEVATE
11 KING EDWARD ST

20MIN DRIVE TO DOWNTOWN SURREY

LANGLEY
30MIN DRIVE TO LANGLEY

50MIN DRIVE TO US BORDER

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)

This highly sought-after and active zone is home to many large format local and national big box retailers, manufacturing and warehousing 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.

- ◆ Less than 1 min by walk to the nearest bus stop located directly on United Boulevard connecting westbound to Braid Station and eastbound to Coquitlam Central Station
- ◆ 10 min by walk to Lougheed Highway with bus access westbound to Braid Station and eastbound to Maple Ridge's Hanley Place Exchange



THE DEVELOPER

wesgroup

wesgroup.ca

COMMITTED
TO DELIVERING
GREAT VALUE.

At **Wesgroup**, we connect people with essential spaces. To date, **Wesgroup** is proud to have built more than 7,000 homes and over 100 communities while managing over 3 million square feet of commercial property.

We're not in the business of building buildings. We're in the business of connecting people with essential places they want.

We don't build offices or business parks, but studios, classrooms, labs and headquarters. We don't offer retail opportunities but rather shops, cafes, practices and ultimately livelihoods.

We don't see buildings, we see the people inside the buildings. We walk in the same shoes as those who live and work within our buildings, our team.

River District
8533 River District Crossing, Vancouver, BC



River Road Distribution Centre
8576 River Road, Delta, BC



200th Street Business Park
19760 86 Avenue, Langley, BC



Brewery District
268 Nelson's Court, New Westminster, BC



ELEVATE



ELEVATEINDUSTRIAL.CA

CONTACT US TO LEARN MORE

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