

WESGROUP & CBRE PRESENT

# ELEVATE

INDUSTRIAL EVOLVED

FOR LEASE

11 KING EDWARD ST COQUITLAM, BC



## 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.

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	COMPLETION	MARCH 2025 EST

INDUSTRIAL.  
EVOLVED.

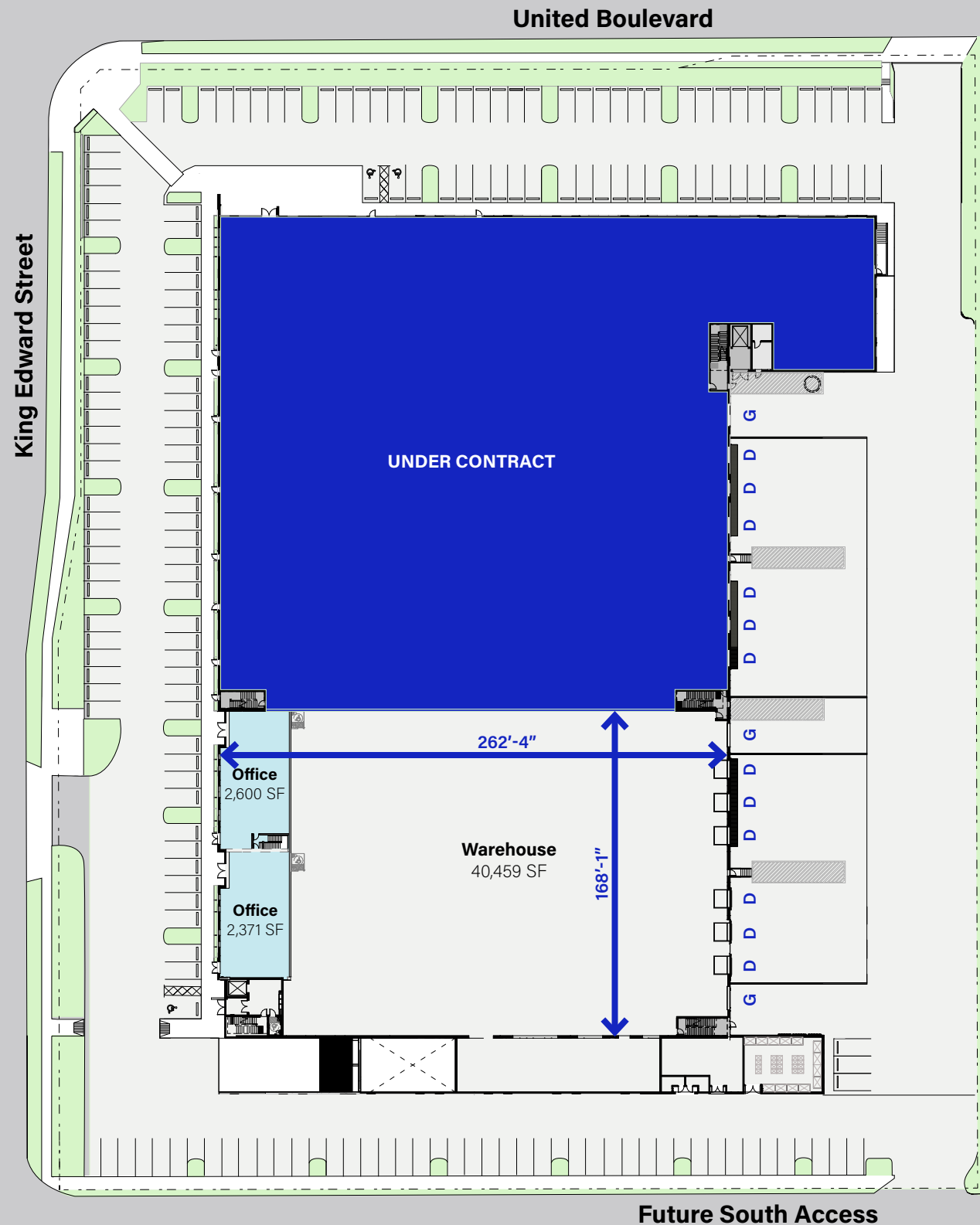
DESIGN.  
INNOVATION.  
ACCESS.



**DESIGN.  
INNOVATION.  
ACCESS.**

**DESIGNED FOR LIFE.**

Phase 1 at **ELEVATE** is thoughtfully designed for a large bay tenant offering 18,751 SF to 115,840 SF of brand-new warehouse and office space. Situated directly along the major arterial route, United Boulevard, the state-of-the-art space presents a high exposure opportunity and a featured corner with a functional showroom/office area offering endless potential.



**LEVEL 1 FEATURES**

- 01 **LOADING**  
12 (9' x 10') dock doors  
3 (12' x 14') grade doors
- 02 **CEILING HEIGHT**  
Up to 31' clear ceilings
- 03 **COLUMN SPACING**  
36' x 36' typical column spacing
- 04 **POWER**  
1,800 amps at 600 volts  
electrical service
- 05 **SPRINKLERS**  
ESFR sprinkler system
- 06 **LIGHTING**  
LED fixtures
- 07 **PARKING**  
172 car parking stalls including  
conduits for up to 24 future  
EV charging stalls
- 08 **OFFICE**  
Office areas from 2,371 SF to 15,352 SF
- 09 **SHOWROOM**  
Feature space at the corner of  
King Edward Street and United Boulevard
- 10 **ACCESS**  
3 points of ingress/egress

**LEVEL 1 SPACE**

01	WAREHOUSE	100,488 SF
02	SHOWROOM/OFFICE	10,381 SF
03	OFFICE	4,971 SF
04	COMMON AREA	5,690 SF
05	TOTAL	121,530 SF



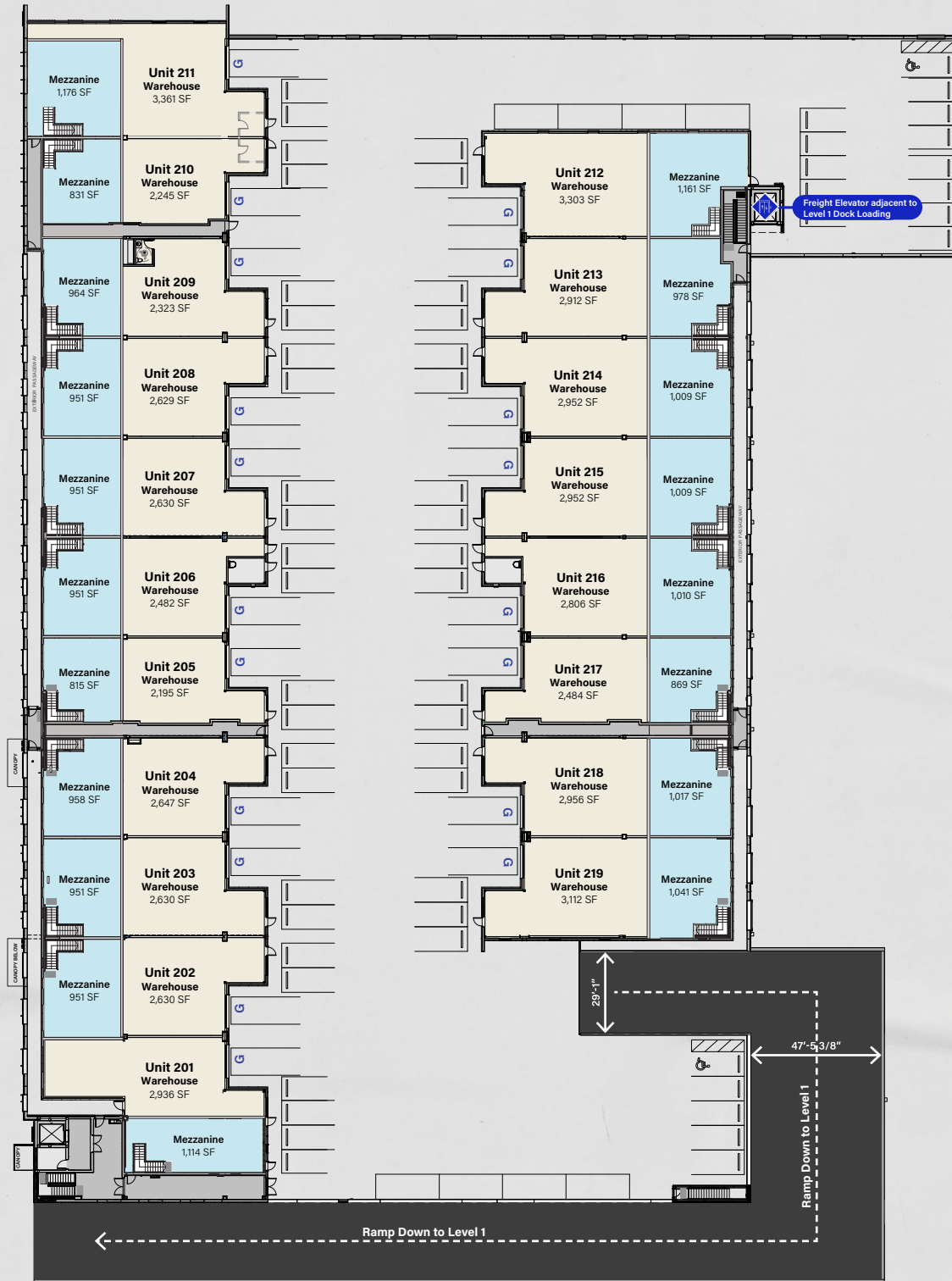
**DESIGN.**  
**INNOVATION.**  
**ACCESS.**

Phase 2 at **ELEVATE** is thoughtfully designed for small bay tenants offering brand-new innovative space with units ranging from 3,010 to 4,537 SF, and contiguously up to 23,445 SF.

Each unit features state-of-the-art industrial space equipped with grade loading and a beautiful building facade offering endless potential to grow your business within an evolving neighbourhood.

**LEVEL 2 SPACE**

- 01 UNIT SIZES 3,010 TO 4,537 SF
- 02 TOTAL 75,464 SF



**LEVEL 2 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 between units
- 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 dock loading on Level 1
- 11 **VEHICLE RAMP**  
Access to Level 2 via vehicle ramp located on southwest side of building



**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 set to be 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.



UNDER CONSTRUCTION - JANUARY 2025

**AMENITIES WITHIN 3.5KM RADIUS**



**34+**  
Cafés



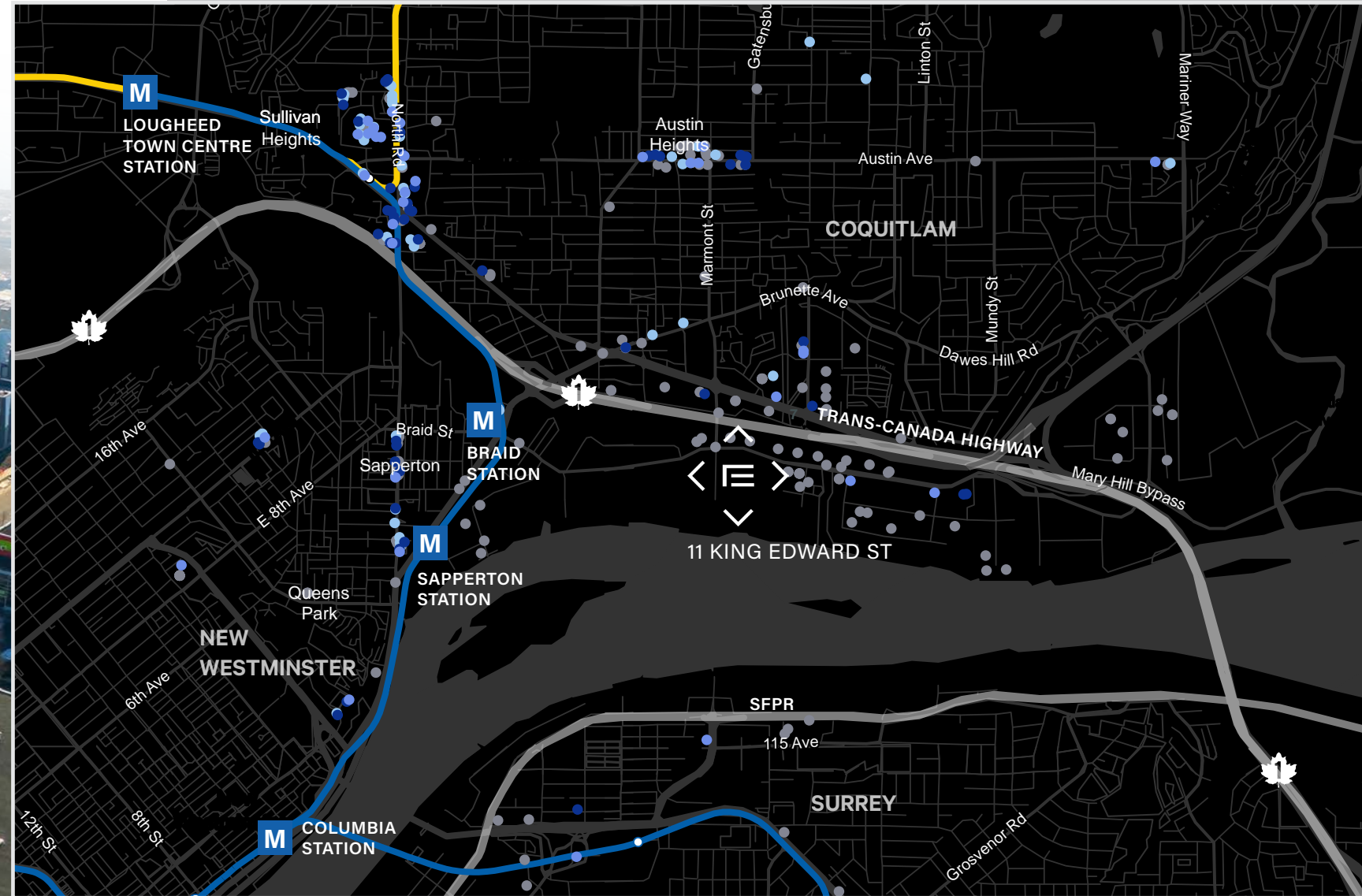
**57+**  
Services & Entertainment



**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



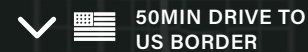
36MIN DRIVE TO DOWNTOWN VANCOUVER

18MIN DRIVE TO BURNABY

ELEVATE  
11 KING EDWARD ST

20MIN DRIVE TO DOWNTOWN SURREY

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)

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



UNDER CONSTRUCTION - JANUARY 2025

## THE DEVELOPER

# wesgroup

[wesgroup.ca](http://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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