FOR LEASE

UNITS 1110 & 1120, 2630 KINGSWAY AVE, PORT COQUITLAM

±837 SF & ±935 SF | NEW GROUND FLOOR RETAIL

PRE-LEASING NOW · POSSESSION APRIL 2027



FOR MORE INFORMATION PLEASE CONTACT

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TRUSS REAL ESTATE GROUP

STONEHAUS REALTY

PROPERTY OVERVIEW

SUMMARY

Units 1110 and 1120 are brand new ground floor retail units at Riverstone by Otivo, a mixed use development at the corner of Kingsway Avenue and Burleigh Avenue in Central Port Coquitlam. Unit 1120 (west) offers approximately 935 SF and Unit 1110 (east) offers approximately 837 SF. The units can be leased individually or together.

Both units front directly onto Kingsway Avenue with floor to ceiling storefront glazing, 10'6" ceilings and full commercial services delivered to each unit: 200 amp three phase power, a gas connection, a 3 ton HVAC unit and a 2" water line with rough in piping below the slab in the parkade, ready to connect.

Each unit also comes with its own designated patio area of approximately 9'4" x 33', ideal for café, restaurant and service operators. Construction is well underway with estimated possession in April 2027, giving tenants time to plan fit out, permitting and branding ahead of opening.

Connect with Savvi or Amrita for more details.

PROPERTY HIGHLIGHTS

- NEW CONSTRUCTION, CC ZONING
- DIRECT KINGSWAY AVENUE FRONTAGE
- PRIVATE PATIO FOR EACH UNIT (9'4" X 33')
- 200 AMP, 3 PHASE POWER PER UNIT
- LEASE ONE UNIT OR BOTH TOGETHER

SALIENT FACTS

Address	**2630 Kingsway Ave, Port Coquitlam**
Unit 1120 (West)	**±935 SF**
Unit 1110 (East)	**±837 SF**
Zoning	**CC**
Use	**Retail / Commercial**
Basic Rent	**$40.00 PSF per annum**
Additional Rent	**$16.00 PSF per annum (Est.)**
Est. Possession	**April 2027**
Building	**Riverstone by Otivo, new construction**

Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



UNIT SPECIFICATIONS

BUILDING SERVICES (EACH UNIT)

ELECTRICAL
200 Amps
120/208V, 3 phase service to each unit

GAS
1.3M BTU
Gas connection to each unit

HVAC
3 Ton
Dedicated HVAC unit per unit

PLUMBING
2" Water Line
Rough in piping below the units in the parkade, ready to connect

SPACE & ACCESS

CEILING HEIGHT
10'6"
Floor to underside of concrete ceiling

FLOOR LOAD
100 PSF
Floor load capacity

LOADING
8' x 22' Bay
Shared loading bay, no loading doors. Street parking in front of the units.

PATIO
9'4" x 33'
Per unit, designated limited common property (LCP)





SITE PHOTOS

CONSTRUCTION PROGRESS, OCTOBER 2026



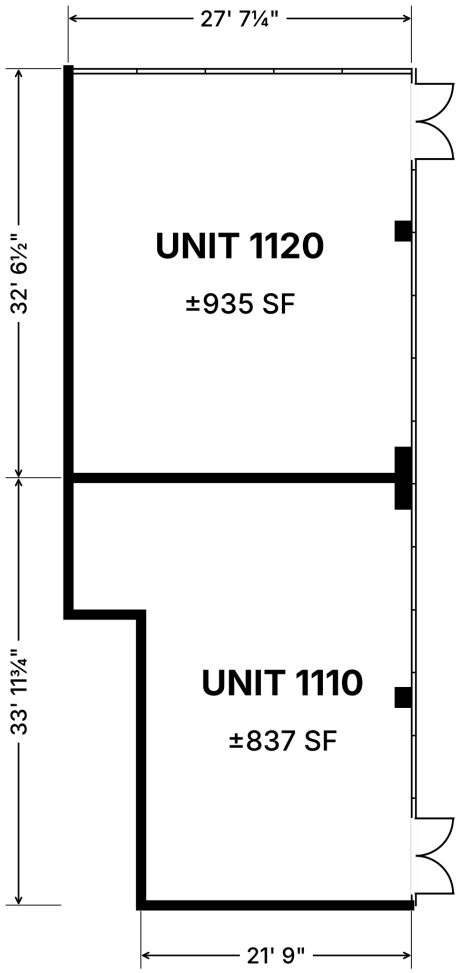






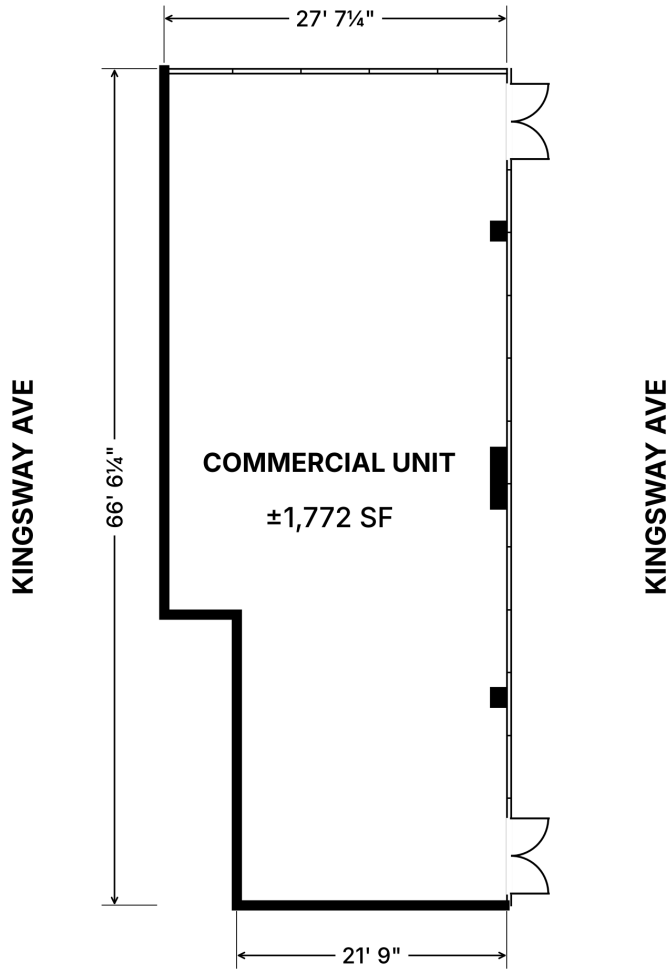
FLOOR PLAN

AS DEMISED



Floorplan for illustrative purposes only. Not to scale.

COMBINED



KINGSWAY AVE

KINGSWAY AVE

Floorplan for illustrative purposes only. Not to scale.

UNITS 1110 & 1120

Two street front retail units facing Kingsway Avenue, each with its own entrance. Lease either unit on its own, or both together as one larger space.

AREA	SQ. FT.
Unit 1120 (West)	**±935**
Unit 1110 (East)	**±837**
Total	**±1,772**
Patio (each unit)	**9'4" x 33'**

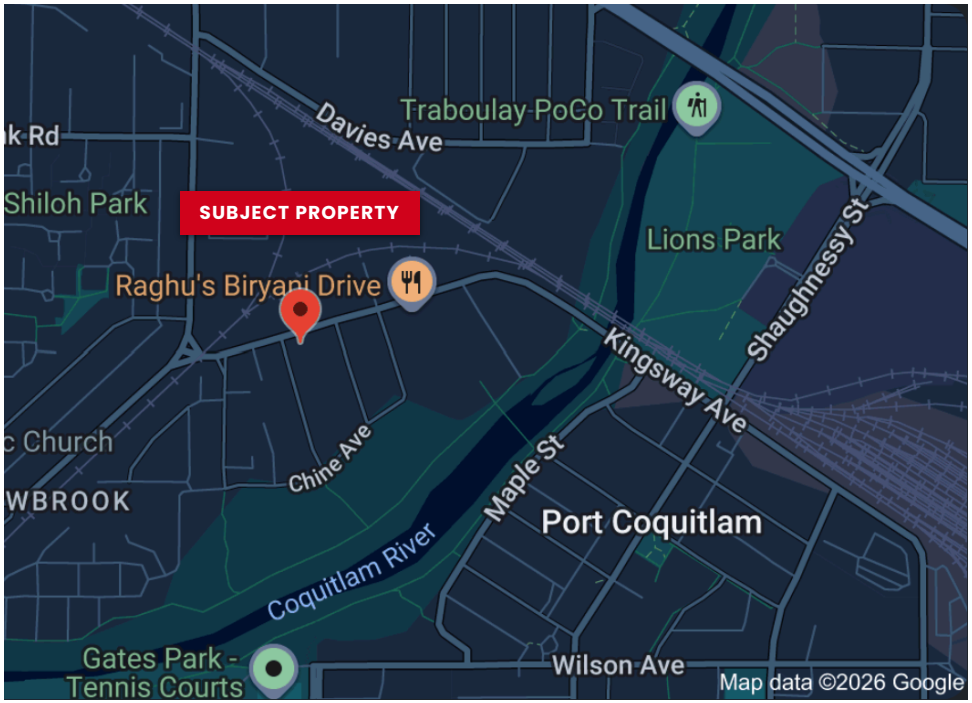
Floor plan for illustration purposes only and not to scale. Room measurements are approximate. All dimensions are not guaranteed and are not intended to form part of any contract or warranty.

PROPERTY LOCATION

LOCATION OVERVIEW

Located at the corner of Kingsway Avenue and Burleigh Avenue, the property sits on Port Coquitlam's primary commercial arterial with strong vehicle exposure and steady daily traffic. Kingsway connects directly to Lougheed Highway and the Trans Canada Highway via the Mary Hill Bypass and Coast Meridian Road, and the site is minutes from Downtown Port Coquitlam and the West Coast Express. Riverstone adds new residents directly above the units, and several other mixed use projects along Kingsway and Shaughnessy continue to grow the daytime and evening customer base.

LOCATION MAP



RIVERSTONE BY OTIVO



- CORNER OF KINGSWAY & BURLEIGH
- DOWNTOWN POCO & WEST COAST EXPRESS
- MARY HILL BYPASS & LOUGHEED HWY
- COAST MERIDIAN RD & HIGHWAY 1

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