



Leading Edge Industrial  
Spaces For Lease



2270 - 2280 Tyner Street, Port Coquitlam, BC





## Introducing Centre Point One

Centre Point One is a top-tier industrial complex offering a comprehensive range of logistics and operational solutions tailored to meet the needs of businesses in Port Coquitlam's bustling industrial sector. With flexible industrial units ranging from 4,037 SF – 30,000 SF, this complex is equipped with state-of-the-art facilities and features designed to take your business forward.

Whether you're a startup or an established business, this lease opportunity promises to provide an optimal location and configuration for your growth and success. The prime location offers convenient access to major transportation routes, including the Trans-Canada Highway, Port Mann and Golden Ears Bridge. Highly sought-after by industry leaders, this dynamic neighborhood with a growing workforce provides an ideal business environment for companies looking to expand their operations.

### Project Highlights



63,262 SF on  
1.9 acres



Unit sizes ranging from  
4,037 SF – 30,000 SF



Zoning – M1  
general industrial



14 Grade level  
loading units



Completion  
Q3 2024

# Cutting-Edge Features



Enclosed mezzanine with 100 lbs. floor load



Insulated grade doors



28' clear height



Sealed concrete floors 500 lbs. floor load



Rooftop HVAC unit provided for office area



ESFR sprinkler system



Finished ground floor washroom



150A 347/600V & 225A/208V



Gas-fired unit heaters & ceiling fans



High-efficiency LED lighting & skylights



EV stall rough-in provided







 centre  
point  
one

TYNER STREET

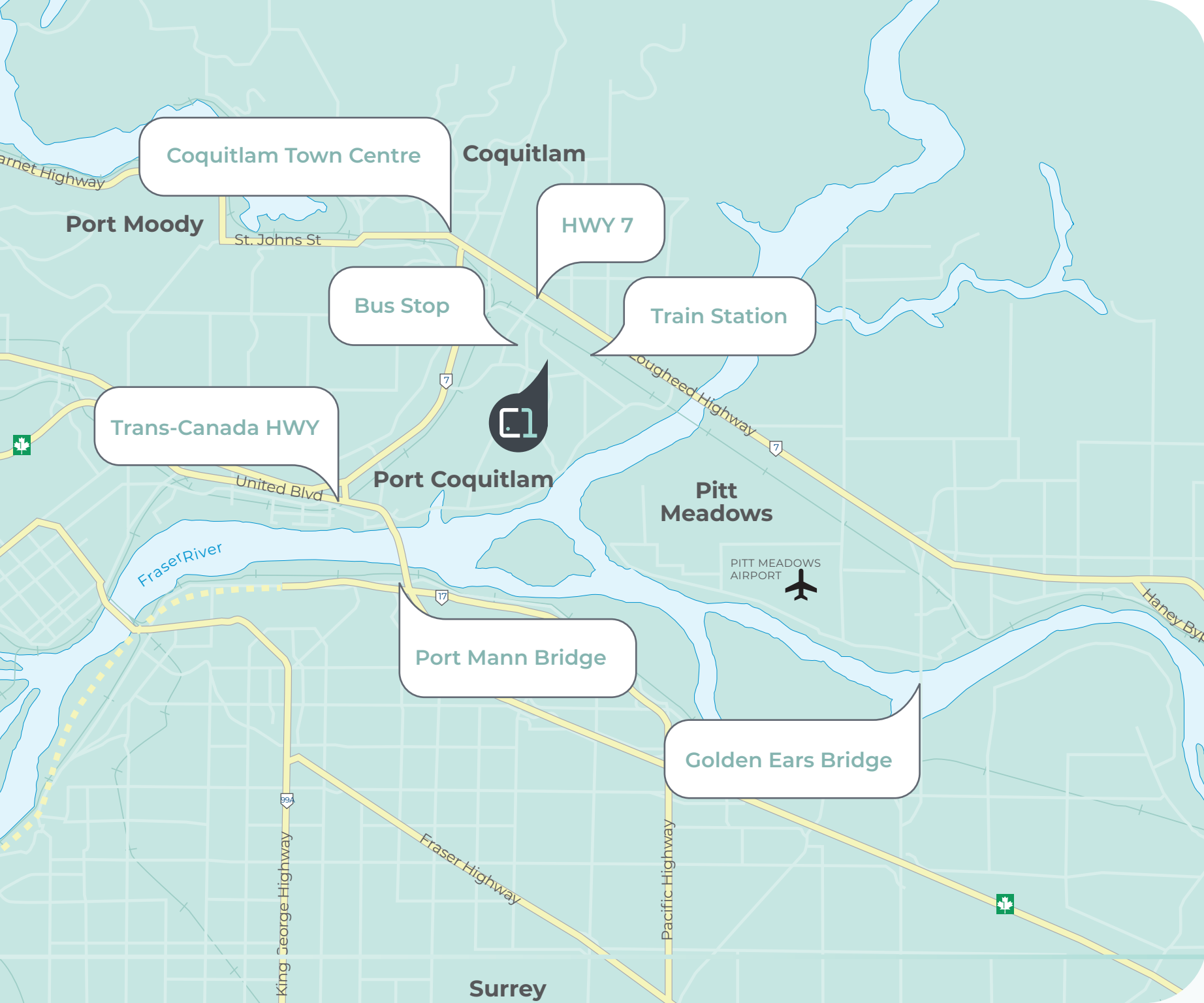
KINGSWAY AVE

## Highly Connected & Convenient

Located just south of Highway 7, Centre Point One's strategic positioning allows seamless access to all areas of the Lower Mainland.

The dynamic neighborhood boasts an enviable location, with exceptional connectivity through multiple highways, transportation options and diverse amenities making it an ideal location for employees, clients, and suppliers.





## Gateway To The City

### Drive Times

|                                   |              |
|-----------------------------------|--------------|
| Highway 7                         | 5 MIN DRIVE  |
| Coquitlam Town Centre             | 9 MIN DRIVE  |
| Port Mann Bridge                  | 9 MIN DRIVE  |
| Trans-Canada Highway (Hwy 1)      | 10 MIN DRIVE |
| Golden Ears Bridge                | 15 MIN DRIVE |
| Port Coquitlam Train Station      | 5 MIN WALK   |
| 159 Coquitlam Central Station Bus | 5 MIN WALK   |

# Thriving Business Community

Centre point one is strategically located in the heart of Port Coquitlam, a bustling neighborhood with a flourishing economy and an expanding workforce.

The transit-oriented location also allows access to a wider more diverse talent pool for businesses looking to grow.



5 Minute Drive to:

-  **35** Cafes & Restaurants
-  **27** Shops
-  **37** Business Services



Despite its rapid growth, Port Coquitlam maintains an affordable housing market compared to neighboring municipalities, making it a popular destination for young professionals and families alike.



## Demographics

|                            | 5KM     | 10KM    | 15KM    |
|----------------------------|---------|---------|---------|
| Population                 | 164,232 | 464,025 | 936,146 |
| Population in Labour Force | 92,503  | 263,334 | 528,613 |



## Project Team

---

**NONNI**  
PROPERTY GROUP

### NONNI PROPERTY GROUP

Nonni Property Group has proudly transformed communities and investment portfolios by focusing on quality, strategy, and innovation. As developers and investors, they lead with in-depth knowledge and inherent intuition. They are long-term investors of residential, commercial, and mixed-use real estate, continually discovering the enduring potential of properties and communities. Their strategy is to assess markets, discover opportunities and develop quality product for their customers and stakeholders. From inception, the foundation of their growing real estate enterprise relied on hard work, bold investment, and foresight.

[nonni.com](https://nonni.com)



### COLLIERS

Colliers is a leading global real estate services and investment management company with operations in 68 countries that provide expert advice and assistance to maximize property value for real estate occupiers, owners and investors. With years of direct experience in the local strata market, long-term relationships, and comprehensive market insight, Colliers can provide creative solutions for local, national, and global organizations' real estate needs.

[collierscanada.com](https://collierscanada.com)









## Todd Scarlett

Personal Real Estate Corporation  
Senior Vice President  
+1 604 662 2639  
Todd.Scarlett@colliers.com

## Jack Hall

Associate  
+1 604 661 0896  
Jack.Hall@colliers.com

[CentrePointOne.com](https://www.CentrePointOne.com)

**NONNI**  
PROPERTY GROUP



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.