

**PIVOTAL**  
YOUR SPACE. YOUR WAY. YOUR FUTURE.

FIXTURES

[OwnPivotal.com](http://OwnPivotal.com)



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# WELCOME TO PIVOTAL

## Good for business, good for you.

Introducing a limited opportunity to take your business to the next level in the heart of Port Coquitlam. Pivotal boasts functional, modern workspace for your business, with fully finished second floor office space allowing you to move in immediately after completion.

Centered in a vibrant and growing neighbourhood surrounded by amenities and recreational options, Pivotal offers the ultimate location that meets your business needs and also complements your lifestyle.

When it comes to investing in your future success, Pivotal has it all.



# ABOUT THE BUILDING

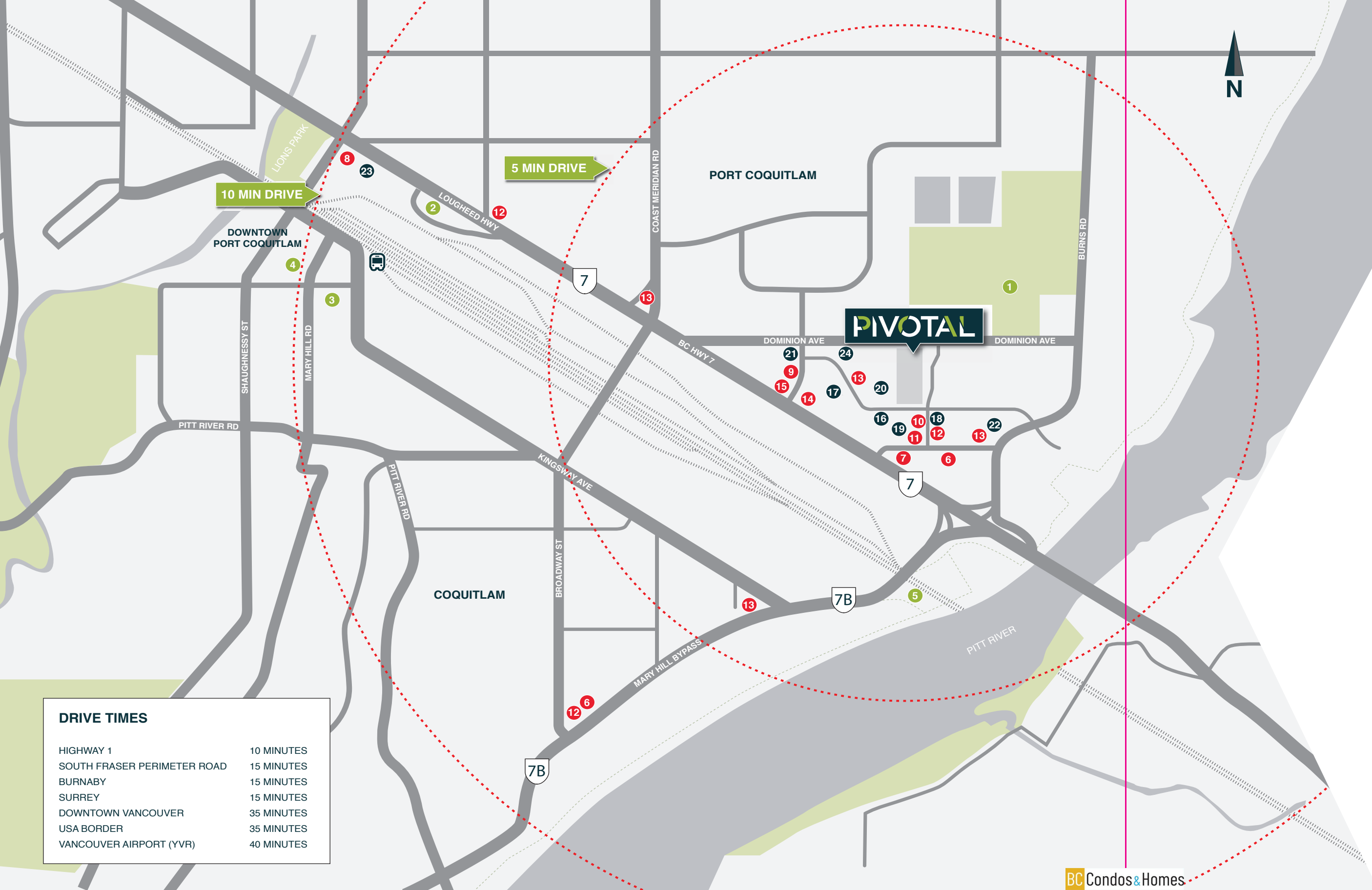
## Convenience without compromise.

Pivotal offers timeless, efficient design to meet the needs of your growing business. The space you want in a prime location for work, life and recreation. Units with flexible sizes and front or rear entry loading bays feature expansive ceiling heights, natural light, and fully finished second floor office space, making Pivotal ready for business.

## BUILDING FEATURES

- Finished second floor including two offices, boardroom, kitchenette, washroom facilities, and open space
- Two professionally designed interior finishing packages to select from
- Insulated concrete tilt-up exterior walls
- 22' clear height ceilings
- 500lb ground floor load capacity
- 10' x 12' or 10' x 10' insulated grade loading for every unit
- 2 unit types: front entry/front load and front entry/rear load
- Unit sizes from 3,000 sf and up
- Parking, EV charging rough-in for every unit, and common EV charging station





| DRIVE TIMES                 |            |
|-----------------------------|------------|
| HIGHWAY 1                   | 10 MINUTES |
| SOUTH FRASER PERIMETER ROAD | 15 MINUTES |
| BURNABY                     | 15 MINUTES |
| SURREY                      | 15 MINUTES |
| DOWNTOWN VANCOUVER          | 35 MINUTES |
| USA BORDER                  | 35 MINUTES |
| VANCOUVER AIRPORT (YVR)     | 40 MINUTES |

# LOCATION & AMENITIES

## Invest in the right location.

With its convenient central location, easy access to major routes and plenty of retail and recreational amenities, Pivotal is the perfect place to play out your future. Base your business in the heart of the Dominion Triangle, where you can take advantage not only of its close proximity to the Lougheed Highway, the Mary Hill Bypass, Highway 1 and the South Fraser Perimeter road - but also the plentiful shopping, dining, banking and recreational options just a short drive or walk away, making daily errands a snap.

### RECREATION & PARKS

- 1. Carnoustie Golf Club
- 2. Gold's Gym
- 3. Port Coquitlam Recreation Complex
- 4. Leigh Square Community Arts Village
- 5. Traboulay Poco Trail

### FOOD & BEVERAGES

- 6. A&W
- 7. Burger King
- 8. Earls Kitchen + Bar
- 9. Freshii
- 10. Five Guys
- 11. Swiss Chalet
- 12. Starbucks
- 13. Tim Hortons
- 14. White Spot
- 15. Boston Pizza

### SHOPPING & CONVENIENCE

- 16. Canadian Tire
- 17. Costco Wholesale
- 18. Petsmart
- 19. Fremont Village Shopping Centre
- 20. H-Mart
- 21. Save-On-Foods
- 22. Walmart
- 23. Shaughnessy Station Mall
- 24. Home Depot

# DEVELOPER STORY

Conwest is a local, privately owned real estate developer with over 30 years of experience in merchant industrial and commercial real estate projects, including both large and small scale industrial developments, office, and showroom.

With a proven track record of delivering great projects and an experienced team of over 100 people, Conwest's approach centers around a foundation of strong relationships, excellence in customer experience, and delivering high product quality.

## CONWEST

### PROJECT TEAM



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# CONTACT US

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

**Rick Eastman\***, Executive Senior Vice President, Industrial

[Rick.Eastman@cushwake.com](mailto:Rick.Eastman@cushwake.com)

604.377.7677

**Kevin Volz\***, Vice President, Industrial

[Kevin.Volz@cushwake.com](mailto:Kevin.Volz@cushwake.com)

604.640.5851

\*Personal Real Estate Corporation.