

FOR LEASE



Building 100 **NOW UNDER CONSTRUCTION** at Golden Ears Business Centre
19100 Airport Way, Pitt Meadows BC



Airport Way

Golden Ears Bridge

South Fraser Perimeter Road

200th Street

Trans Canada Highway

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OPPORTUNITY

To lease from 2,625 sq. ft. to 80,000 sq. ft. in a brand new business park environment, minutes from the Golden Ears Bridge & Highway 1 in Port Kells. The Golden Ears Business Park Building 100 is now under construction and will be available for occupancy by Fall 2010.

LOCATION

The Golden Ears Business Park on the corner of Harris Road and Airport Way, is directly adjacent to the Fraser River in Pitt Meadows. The property offers immediate access to the Lougheed Highway and the new Golden Ears Bridge, creating a unique opportunity to effectively open an extension of Port Kells, with the added convenience of direct access to the Tri Cities region of Metro Vancouver.

BUILDING AREA

Bays from 2,625 sq. ft. - 75,678 sq. ft.

Build to suit options available - contact listing brokers for details

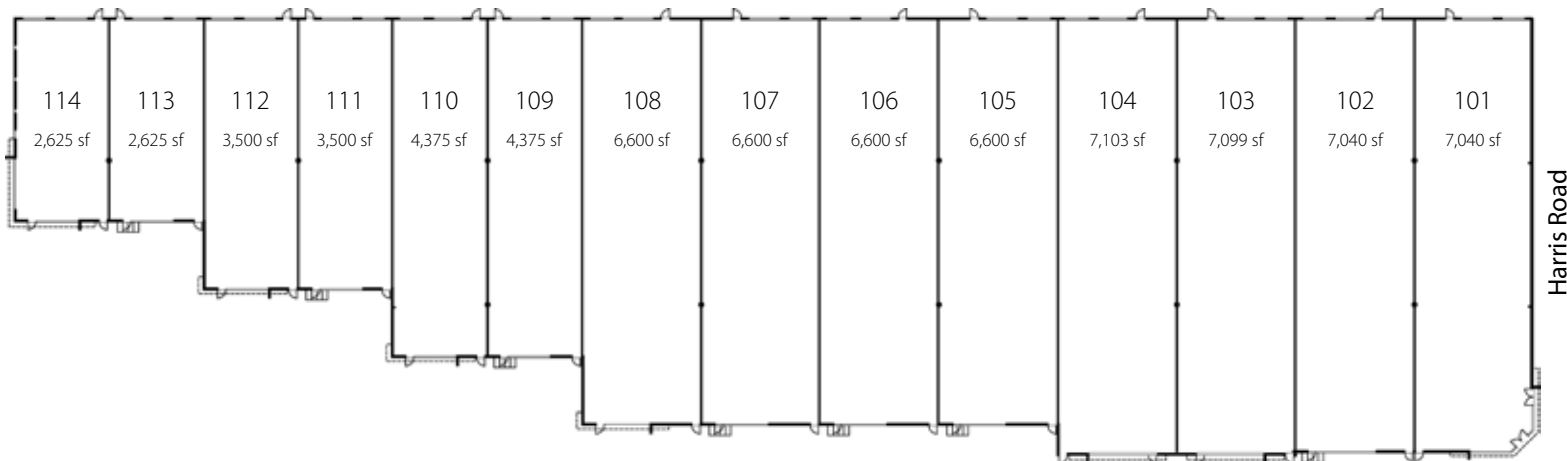
LEASE RATE & OPERATING EXPENSES

Lease rates and operating expenses to be determined based on specific improvements. For further information, please contact the listing agents.

AVAILABILITY

Now under construction, available Fall 2010

BUILDING 100 LAYOUT:



BUILDING FEATURES

- Clean, efficient business park environment
- Quality concrete tilt up construction
- Onni design & landscaping
- Dock & grade loading per bay
- 26' clear ceilings
- ESFR sprinklers throughout
- Custom design office improvements
- 3 phase electrical service
- Ample parking, truck loading, & turning
- Riverfront building, walking trails, natural scenery
- Build to suit options up to 1,500,000 sq. ft. available

PARK SITE PLAN



ANOTHER QUALITY DEVELOPMENT BY:



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