

**FOR
LEASE**

**SUITE 190-215 COW BAY RD
PRINCE RUPERT, BC**



PRIME COMMERCIAL LEASING OPPORTUNITY IN ATLIN TERMINAL

Discover a premier leasing opportunity in Prince Rupert's thriving Cow Bay neighborhood. Atlin Terminal, owned and operated by Prince Rupert Port Authority, was originally a historic fish processing plant and has been transformed into a vibrant mixed-use commercial hub since 1999. Today, it stands as the energetic centerpiece of Cow Bay, offering a diverse mix of retail and food establishments, Prince Rupert Port Authority's head office, and the Port Interpretive Centre.

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 rupertport.com/property

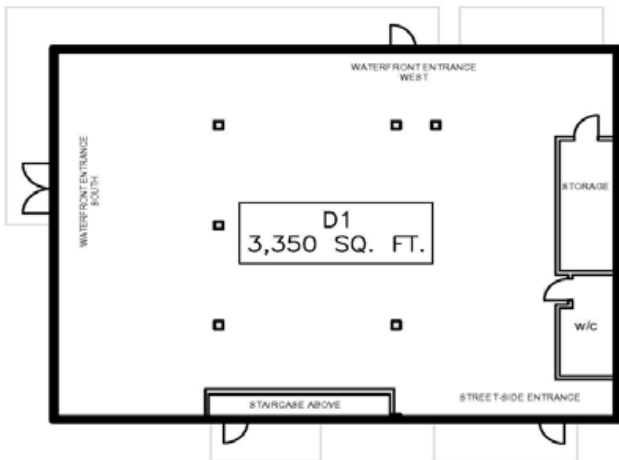
 **PRINCE
RUPERT**
Port Authority
CANADA'S LEADING EDGE

This premium corner waterfront unit features doors and windows on three sides, offering strong visibility and harbour views. Character details include double-height ceilings, original wood beams, and concrete floors, well suited for upscale retail or food and beverage use. The space includes a washroom, storage room, and walkout access to the public dock and breakwater, allowing for limited indoor-outdoor use. Public parking is available nearby.



HIGHLIGHTS

- High ceilings, wood beams, concrete floors
- Harbour views with west and south access - excellent for brand exposure
- Built out washroom and storage room
- Blank canvas and open concept for your business!



APPLY NOW!



FLOOR PLAN
3,350 SQ.FT

BASIC RENT
\$20/SQ.FT

LEASE DETAILS

- Water and sewer included in rental rate
- Electricity, property taxes, and insurance, tenant's responsibility.
- Space available as soon as **November 2026**

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