

**FOR SALE&FOR LEASE**

# 1105- 2992 Glen Dr, Coquitlam

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PREMIUM OFFICE SPACE IN COQUITLAM CITY CENTRE



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# property highlights

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## PROPERTY HIGHLIGHTS

- Brand new ±935 SF shell-condition strata office unit with flexible build-out potential
- Prime location in Coquitlam City Centre steps from Lincoln SkyTrain Station
- Ideal opportunity for owner-users and investors
- Flexible C-7 zoning permitting a variety of office and commercial uses
- Includes two (2) underground EV-ready parking stalls

## ADDRESS

1105 – 2992 Glen Drive, Coquitlam, BC

## ZONING

C-7

## PROPERTY SIZE

935 SF

## BASIC RENT

\$32/psf

## ADDITIONAL RENT(EST.2026)

\$16/psf

## PROPERTY TAX (2025)

\$6,117.44

## STRATA FEES

\$498/month

## ASKING PRICE

\$900,000



# strata plan

## FLOOR PLANS



All distances and elevations are in meters and decimals thereof, unless otherwise noted.

The intended plot size of this plan is 280mm in width 432mm in height (B) Size when plotted at a scale of 1:200



## STRATA PLAN EPS10009

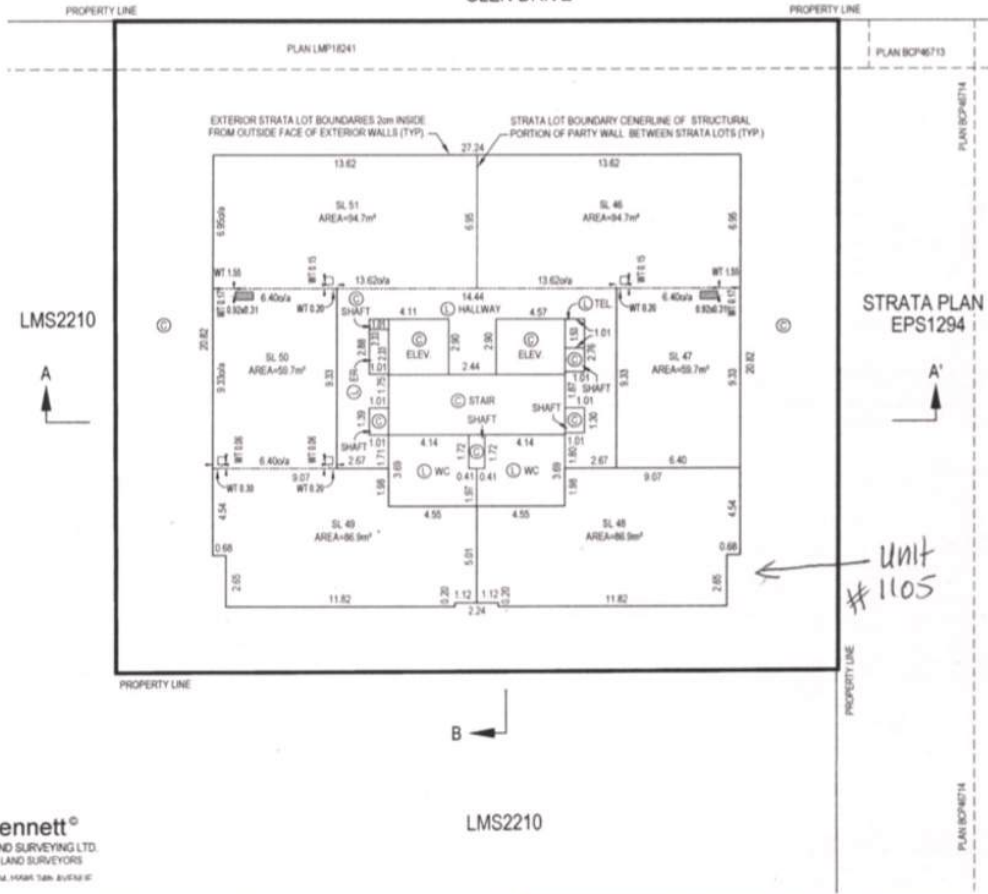
### LEGEND

- SL INDICATES STRATA LOT
- ⊙ COMMON PROPERTY
- m<sup>2</sup> SQUARE METERS
- ER ELECTRICAL ROOM
- ELEV. ELEVATOR
- ⊕ LIMITED COMMON PROPERTY FOR SL 46 TO SL 51
- 0.82x0.31 STANDARD BUILT COLUMN
- LEAD PLUG SET
- WALL NOT BUILT
- 0.9x OVERALL DISTANCE
- WC WATER CLOSET
- WT WITNESS

## LEVEL 11



GLEN DRIVE



# property photos

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