



Real Estate Group

www.ldrealty.ca

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FOR LEASE

UNIT 405 2992 GLEN DRIVE, COQUITLAM BC

**OPPORTUNITY:**

Shell unit Available for LEASE, The "DIAGRAM"! Corner Unit - Class "AAA" Office 929 SF Interior + 571 SF Balcony/outdoor space included. The C7 Zoning allows Professional Services and Businesses. Located in the heart of Coquitlam's commercial district on Glen Drive. The Unit features Southern Exposure, 11+ ft ceilings, expansive windows & a stunning L-shaped balcony with park & garden views - an extremely rare feature. This bright, fourth floor corner unit with a large balcony is ideal for medical, legal, financial, or creative professionals seeking a high-exposure yet peaceful work environment. Surrounded by rapidly growing residential density & major retailers. Steps to Lincoln SkyTrain, Coquitlam Centre, restaurants, gyms & more.

Basic rent \$3,483.75 additional rent of \$1,161.25, for a total of \$4,645.00 plus applicable GST.

ZONING:**C7****BASE RENT:****45.00 PSF****COMMON COSTS:****\$15.00 (Estimated 2026)****LEASABLE AREA:****Main floor 929sq. Ft. Plus 571 sq. Ft. Balcony****FEATURES:****Fourth Floor with Balcony**



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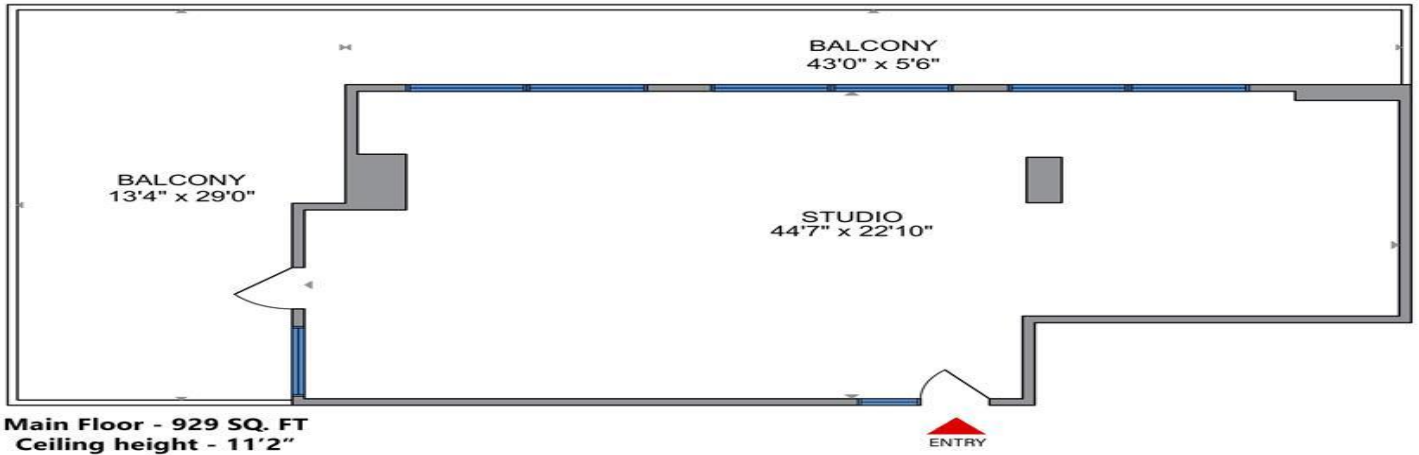
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PARKING: One parking stall

CONTACT INFORMATION: Danny Camele (604)518-2025 email: info@dannycamele.com



405 2992 Glen Dr Coquitlam



● LIVING AREA	929 SQ FT	● EXTRA AREA	571 SQ FT
Main Floor	929 SQ FT	Balcony	571 SQ FT

*Floor plans are intended to give a general indication of the proposed layout only.

*All dimensions are not guaranteed, not intended to form part any contract or warranty.

ADDITIONAL INFORMATION AVAILABLE BY REQUEST.

This communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advice, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice.



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