

# SOPHORA

## AT THE PARK

BRAND NEW OFFICE  
FOR **SALE OR LEASE**



**FOR SALE / LEASE**

**AVAILABLE NOW**

### “A” Class Transit-oriented Office Strata

3056 Glen Drive, Coquitlam, BC

- 1,009 to 2,300 SF of brand new Office Strata available for sale or lease
- Quality construction built by the Polygon family of companies, one of BC's premier developers
- Located in Coquitlam Town Centre area across from Glen Park
- 6 min walk to Coquitlam Shopping Centre and both the Lafarge Lake-Douglas & Lincoln SkyTrain stations

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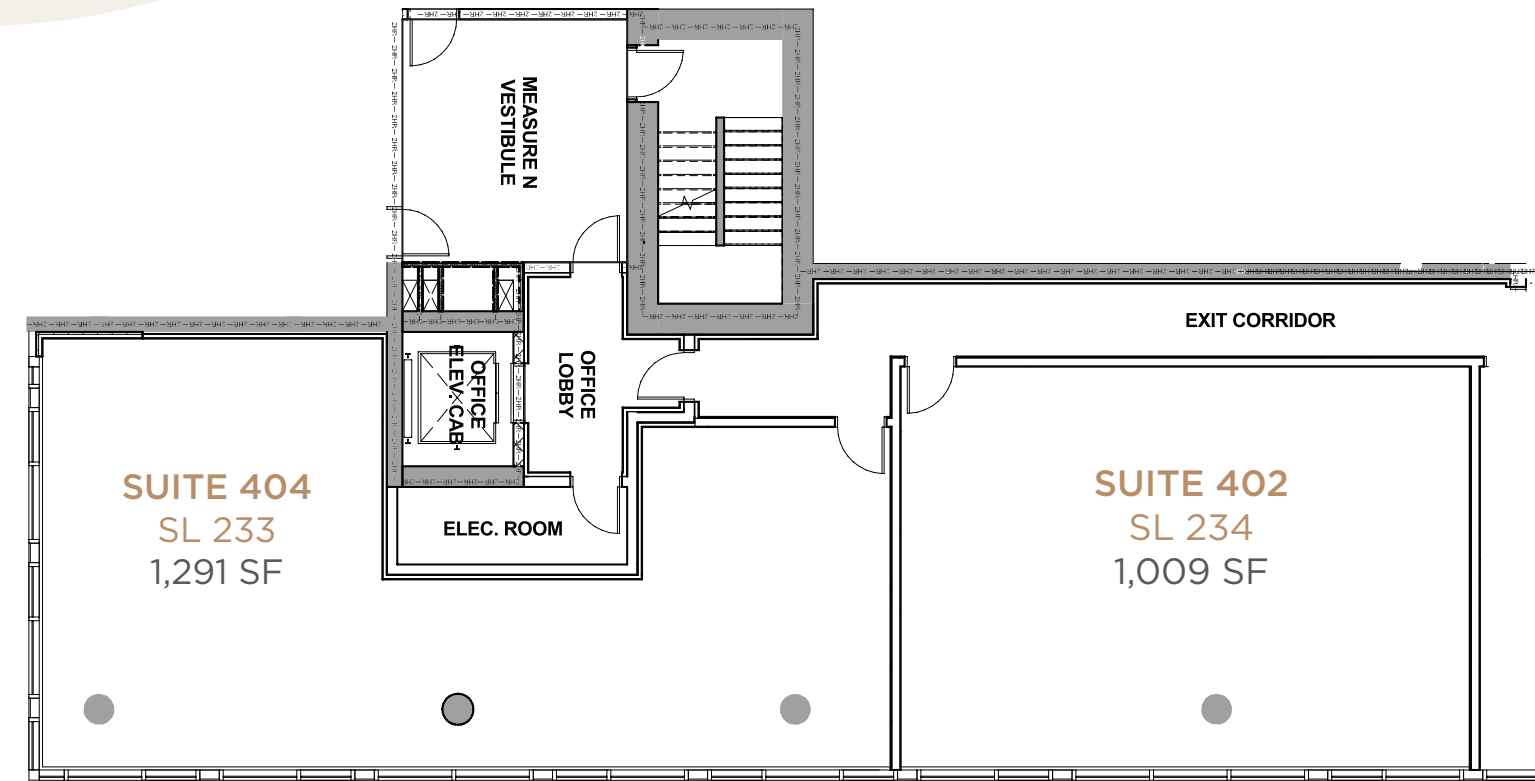
Suite 700 - 700 West Georgia Street,  
PO Box 10023, Pacific Centre  
+1 604 683 3111  
Vancouver, BC V7Y 1A1





# FLOOR PLAN

Availabilites - Level 4



## OPPORTUNITY

Cushman & Wakefield ULC is pleased to offer to the market place the opportunity to purchase or lease brand new 'Class A' office strata at Sophora at the Park located in Coquitlam Town Centre. Sophora offers a rare opportunity for investors and occupiers to own commercial real estate in Coquitlam's rapidly densifying and most vibrant Town Centre neighbourhood. The offering is located within 6 minutes walking distance to both the Lafarge Lake Douglas and Lincoln SkyTrain stations amongst the best local amenities.

## SALE PRICE

- Unit 402 - \$998,000
- Unit 404 - \$1,258,000
- Unit 402/404 - \$2,256,000

## LEASE RATE

Please contact listing agent

## PROPERTY FEATURES

- Five storeys of commercial space comprised of ground floor retail and four office floors, amongst a mixed-use residential community with a 39 storey residential tower
- Common area washrooms on all four office floors
- Convenient walkable access to an abundance of amenities and retailers
- Lincoln and Lafarge-Douglas Lake SkyTrain stations are just a 6 minute walk away
- Fully equipped bike storage

## STRATA FEES (2026)

\$9.22 SF / Annum

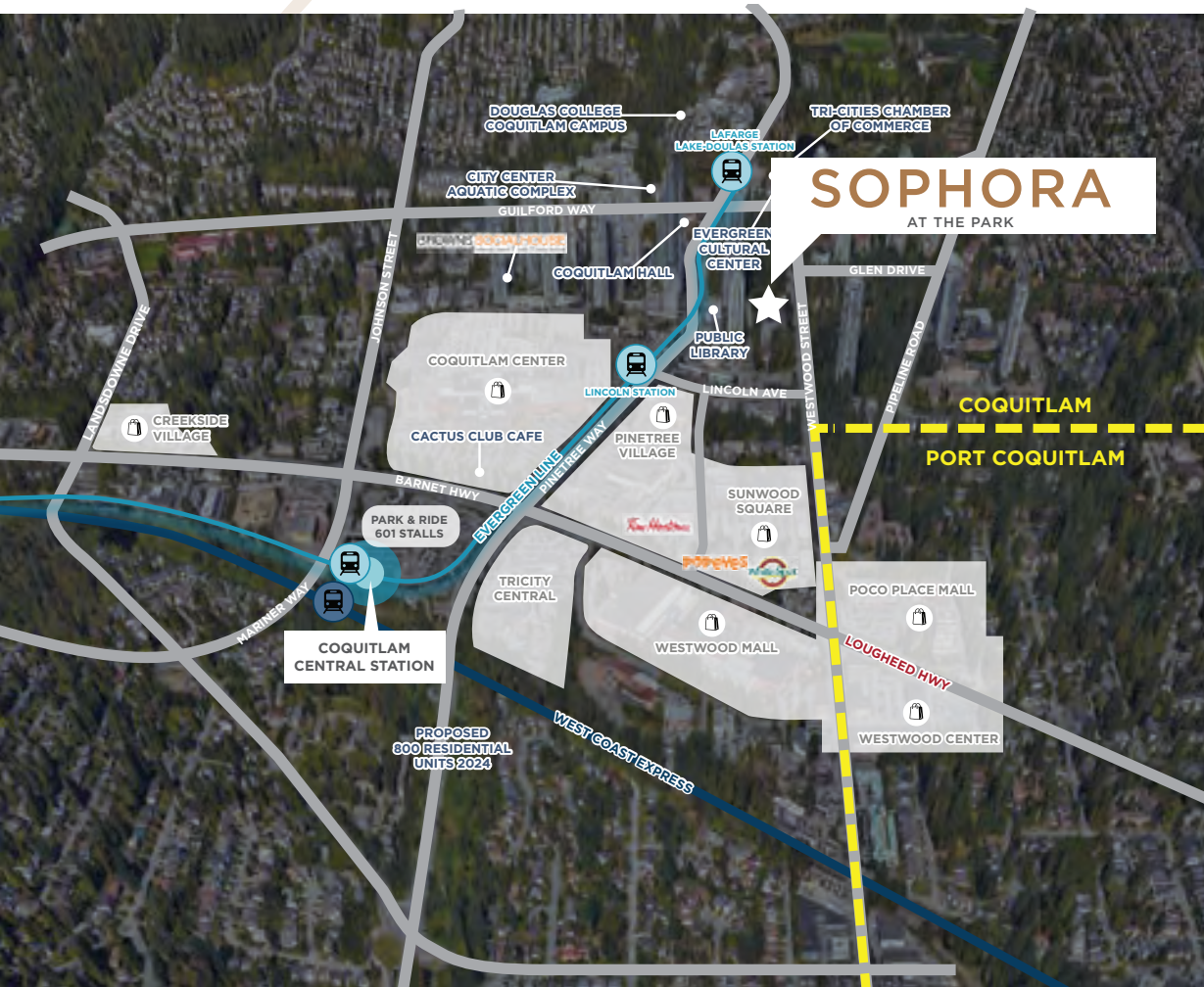
## PROPERTY TAXES (2025)

- Unit 402 - \$11.83/SF
- Unit 404 - \$11.61/SF

## AVAILABLE

Now





#### Coquitlam Centre

- Sport Check
- Walmart
- Dollarama
- Atmosphere
- Best Buy
- Uniqlo
- T&T
- London Drugs
- Golf Town

#### Creekside Village

- Indigo
- Kumon
- Korna Natural Pet Supplies
- Liquor Depot

#### Pinetree Village

- Gap
- Old Navy
- The Keg Steakhouse

#### Poco Place Mall

- Pomme Natural Market
- Michaels

#### Sunwood Square

- Save-On-Foods
- Jak's Beer, Wine, Spirits
- Shoppers Drug Mart

#### Westwood Center

- BC Liquor

#### Westwood Mall

- Real Canadian Super Store
- The Brick
- Winners

## EVERGREEN EXTENSION

Cushman & Wakefield ULC is pleased to offer to the market place the opportunity to purchase or lease brand new 'Class A' office strata at Sophora at the Park located in Coquitlam Town Centre. Sophora offers a rare opportunity for investors and occupiers to own commercial real estate in Coquitlam's rapidly densifying and most vibrant Town Centre neighbourhood. The offering is located within 6 minutes walking distance to both the Lafarge Lake Douglas and Lincoln SkyTrain stations amongst the best local amenities.

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