

**500 & 502 - 3056 GLEN DRIVE, COQUITLAM**  
TURN-KEY 2,244 SF STRATA OFFICE UNIT AT SOPHORA

**FOR  
SALE**



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## For Sale

500 & 502 - 3056 Glen Drive, Coquitlam

Turn-key 2,244 SF strata office unit in the recently completed (2023) Sophora building, ideally located in Coquitlam City Centre. Purposefully designed and meticulously improved as a health and wellness clinic, no expense was spared in creating a space that balances functionality, comfort, and tranquility—appealing to health care and professional services alike.



## Unit Features

2,244 SQFT of Opportunity

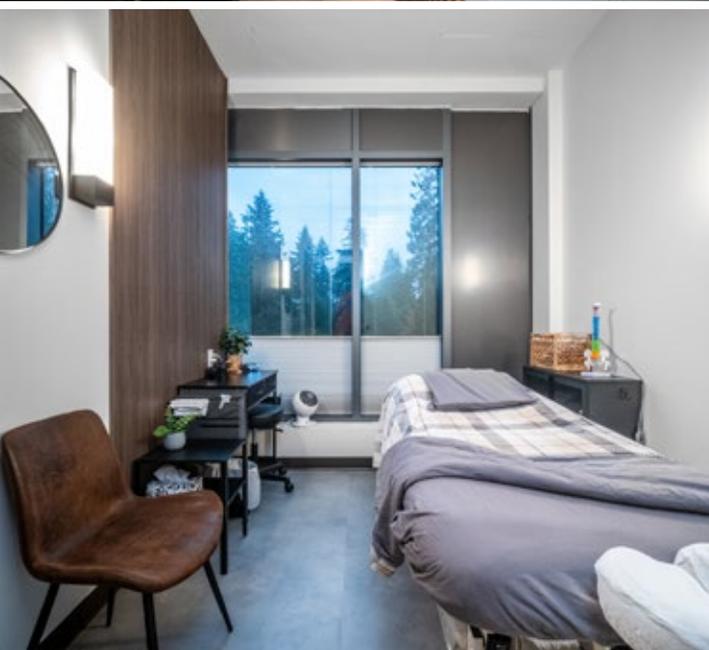
The unit features 11 private offices, 3 hand-washing stations, a welcoming reception area, washer & dryer, private staff washroom with shower, kitchenette/staffroom, charting nook, and an open rehabilitation area, providing a fully equipped environment for a range of health services, and professional offices. Situated on the north-west corner, the space enjoys natural light and serene views of lush greenery and the Coquitlam Town Centre, creating a calm and inspiring setting for both clients and staff.



## Move-In Ready For

**Health & Wellness Services:** physiotherapists, RMT, chiropractors, naturopaths, medispas/estheticians, physicians, acupuncturists, counsellors, orthodontists, periodontists, endodontists, optometrists.

**Professional Offices:** lawyers, accountants, financial advisors, consultants, architects, engineers, appraisers, realtors, insurance brokers, tutoring centres.



LOBBY

## Highlights



Turn-key space with a modern warm and natural aesthetic



Top-floor, north-west corner with outlooks of trees and Coquitlam Town Centre

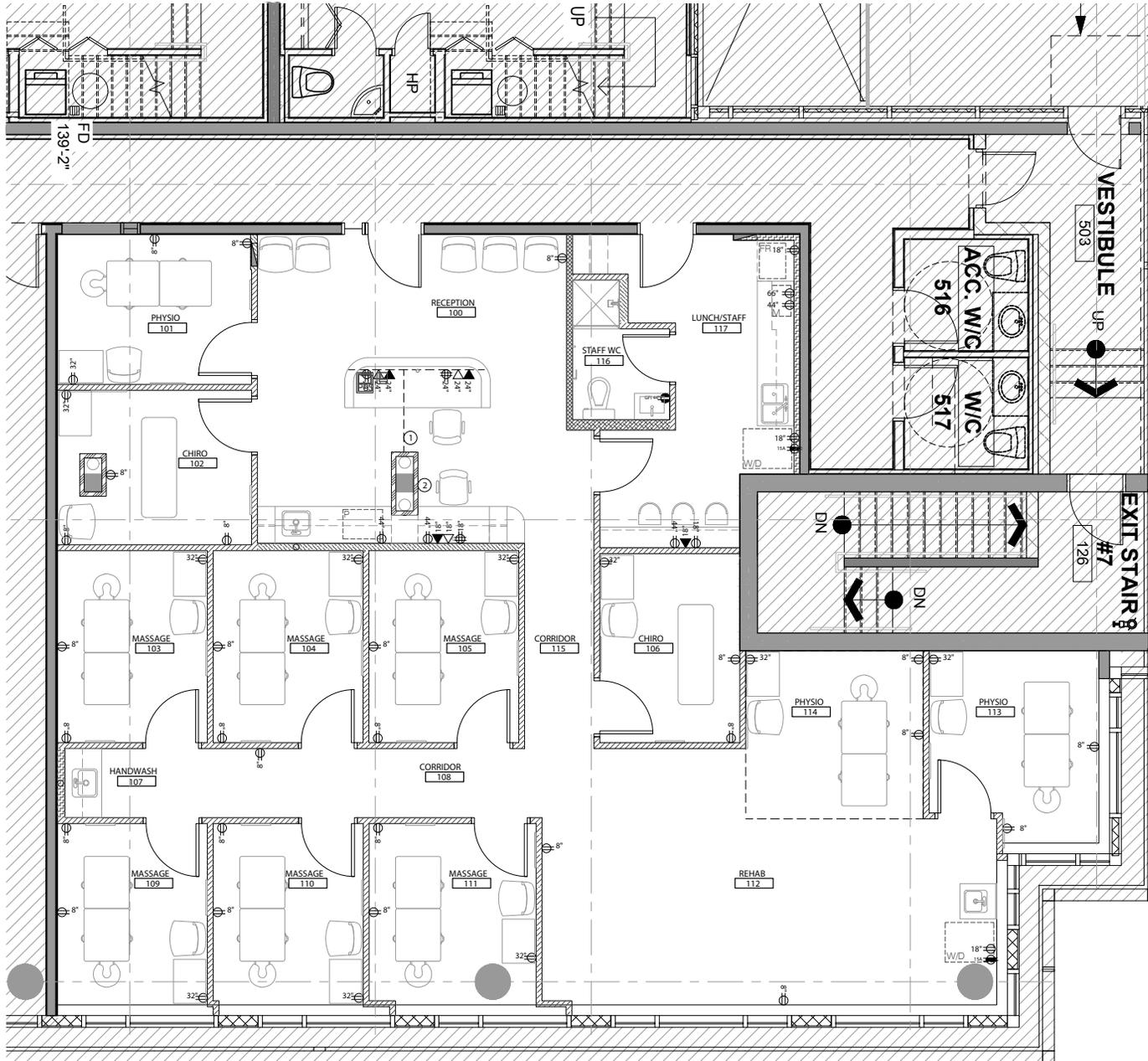


11 private offices/patient rooms, welcoming reception, washer & dryer, 3 handwashing stations, private staff washroom with shower, kitchenette/ staffroom, charting nook, and open-concept area for cubicles or rehabilitation



Less than 500m from two Skytrain Stations [Lafarge Lake-Douglas and Lincoln Station]

# Floorplan



# Salient Details

## SIZE

+/- 2,244 SQFT

## PARKING

2 (C11 & C12)

## ZONING

CD-7

## PID

032-061-145; 032-061-137

## LEGAL DESCRIPTION

STRATA LOTS 238 & 239, PLAN EPS5320, DISTRICT LOT 384A, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

## STRATA FEES

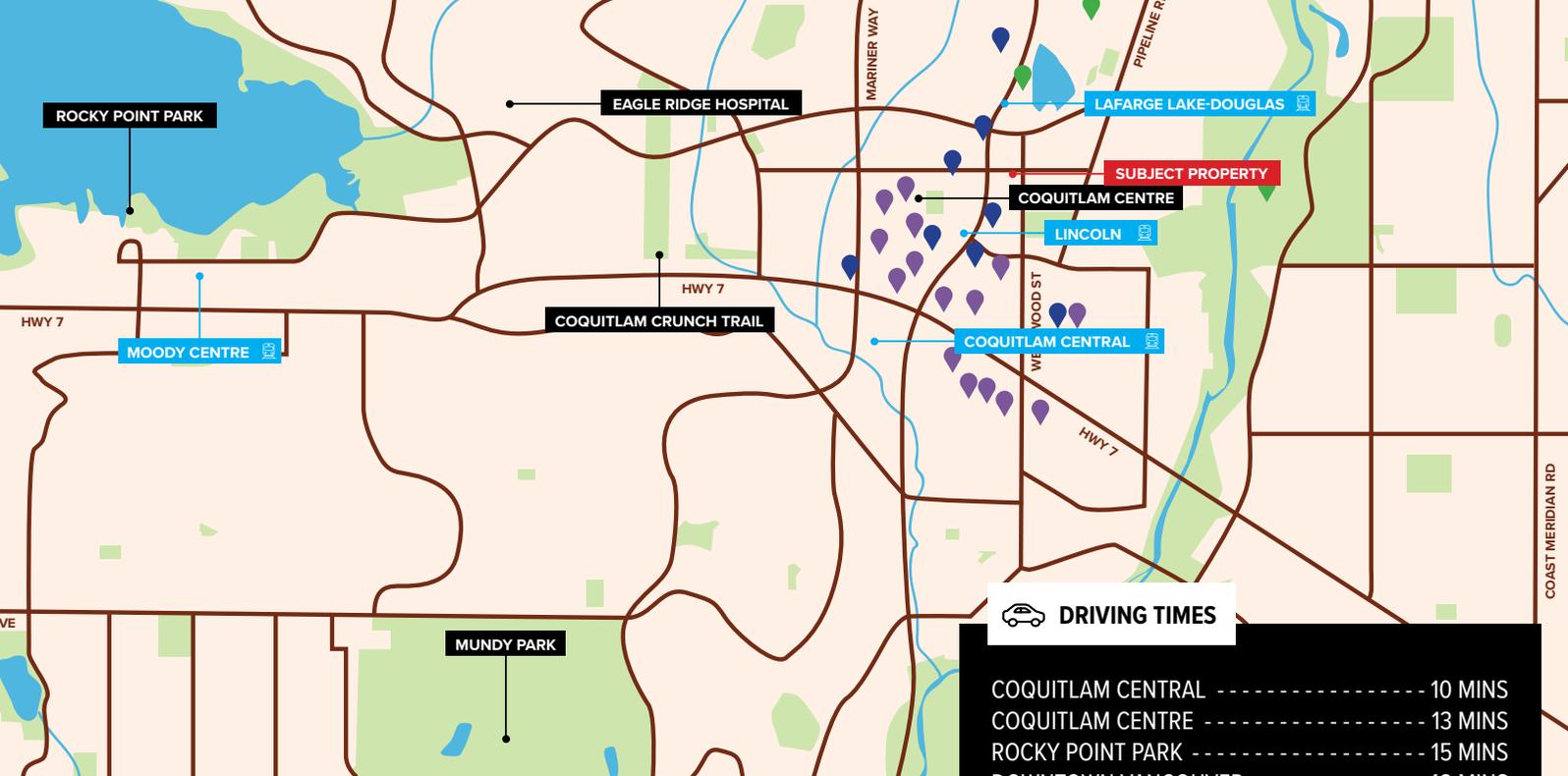
\$1,446.98

## PROPERTY TAXES

\$26,295.70

## PRICE

\$3,029,000



DRIVING TIMES	
COQUITLAM CENTRAL	10 MINS
COQUITLAM CENTRE	13 MINS
ROCKY POINT PARK	15 MINS
DOWNTOWN VANCOUVER	42 MINS
YVR AIRPORT	53 MINS



## Amenities

- Retail**
  - Walmart Supercentre
  - London Drugs
  - Shoppers Drug Mart
  - Safeway
  - BCLIQUOR Store
  - The Brick
  - Winners
  - Real Canadian Superstore
  - Hudson's Bay
  - Best Buy
  - Chapters
  - T&T Supermarket
  - Save-On-Foods
  - Planet Fitness
  - Coquitlam Centre
  - H-Mart Coquitlam Centre

- Services**
  - Coquitlam Public Library
  - Coquitlam City Hall
  - Scotiabank
  - BMO Bank of Montreal
  - RBC Royal Bank
  - TD Canada Trust
  - CIBC
  - Douglas College Coquitlam

- Parks**
  - Coquitlam River Park
  - Lafarge Lake Park
  - Town Centre Park

## Coquitlam

Easy Access to Coquitlam Centre Mall & Lougheed Highway

Located just steps from Coquitlam Centre Mall, Lincoln SkyTrain Station, and the Evergreen Line, the property enjoys seamless regional connectivity for both clients and staff. Major transportation corridors—including Lougheed Highway, Barnet Highway, and Pinetree Way—are easily accessible, providing efficient routes throughout the Tri-Cities and into downtown Vancouver. The surrounding area is rich in amenities, featuring an abundance of cafés, restaurants, fitness studios, and professional services—all within a short walk. Ongoing high-density mixed-use development continues to elevate Coquitlam City Centre into a true urban core, positioning units 500 & 502 at "Sophora" at the forefront of the region's commercial and residential evolution.

**93**  
WALKER'S  
PARADISE

**78**  
TRANSIT  
FRIENDLY

**73**  
VERY  
BIKABLE