

F
O
R

L
E
A
S
E

SOCO

BY ANTHEM

NEW OFFICE SPACE from 1,053 square feet and up, offering flexible sizing options and turnkey delivery packages

NOW TOURING

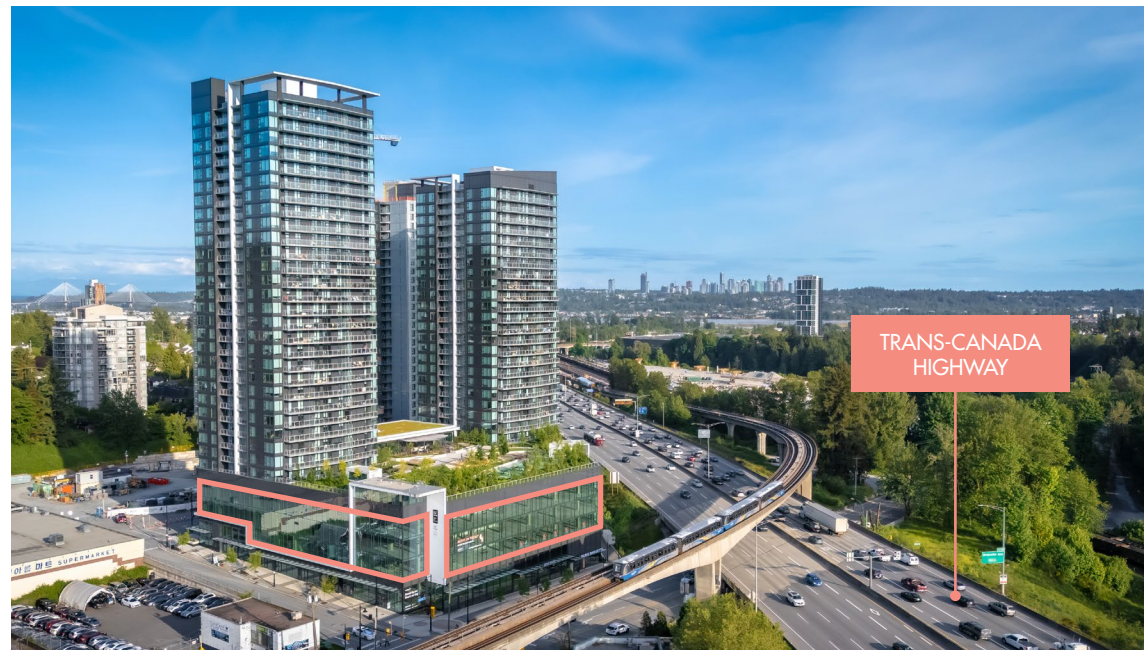
PROPERTY SUMMARY

Address	504 Young Drive, Coquitlam, BC
Lease rate	Contact listing agents
Additional rent	\$14.28 psf (2026 estimate)
Available	Immediately
Parking ratio	1/500 sf (visitor parking available)

LOCATION

SOCO is a master-planned, mixed-use urban community located at the prominent corner of North Road and Young Drive in Coquitlam. Positioned north of Highway 1, the development serves as a key gateway to the city and will feature five residential towers, a six-storey purpose-built rental building, three levels of office space, curated retail and a daycare.

Comprising 2,699 homes, SOCO is a thoughtfully curated community that seamlessly integrates living, working and leisure within one of Coquitlam's most sought-after neighbourhoods, surrounded by a vibrant mix of amenities and dining. Ideally situated near Lougheed SkyTrain Station, the property offers exceptional connectivity to downtown Vancouver and surrounding municipalities.



PROPERTY HIGHLIGHTS

-  Secured parking
-  Bike storage
-  End-of-trip facilities
-  Freight elevators
-  Dedicated office lobby
-  Direct parkade access from office floors

ONSITE RETAILERS

PARIS BAGUETTE

 **SUSHI MURA**

DAISO 
ダイソー

More retailers coming soon

CONTACT LISTING AGENTS FOR MORE INFORMATION ON TURNKEY DELIVERY 6-9 MONTHS FROM LEASE SIGNING



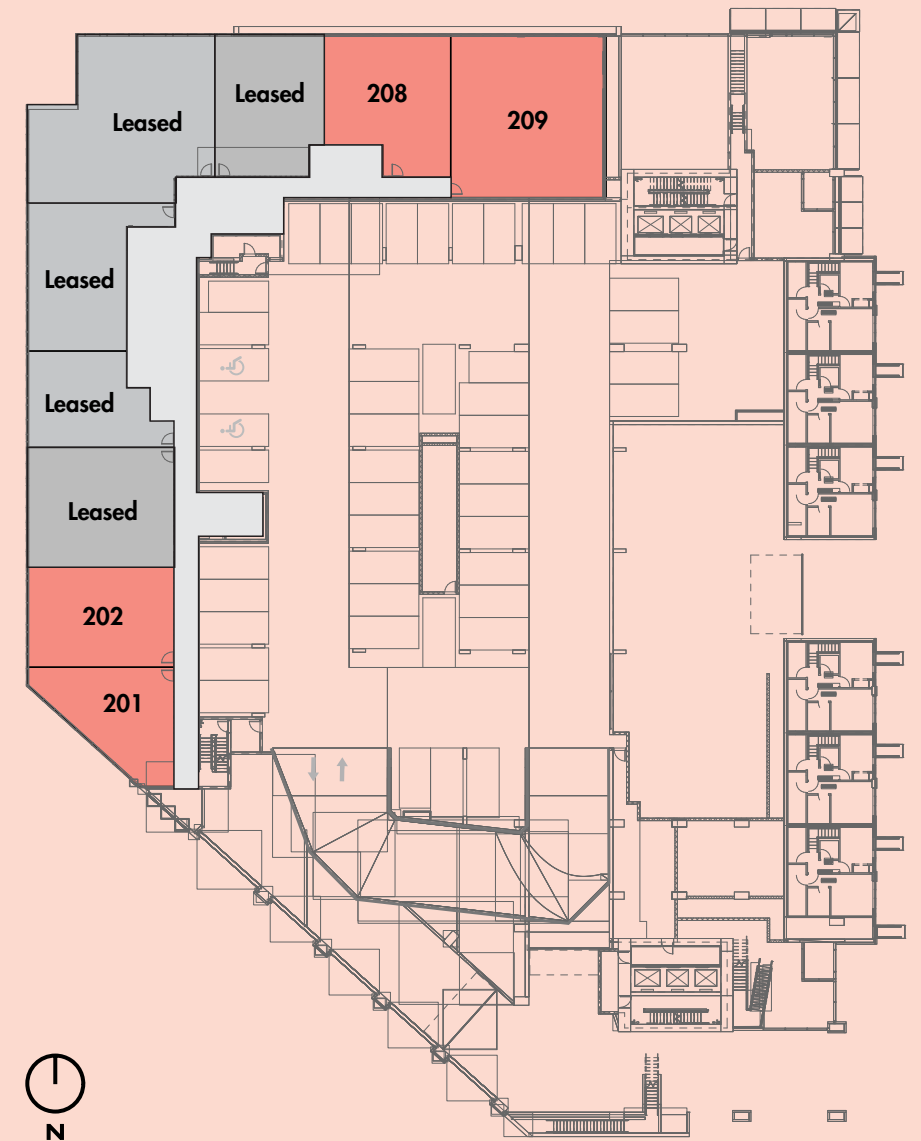
OFFICE L2

UNIT	AREA (SF)
201	1,373
202	1,274
208	1,444
209	2,315



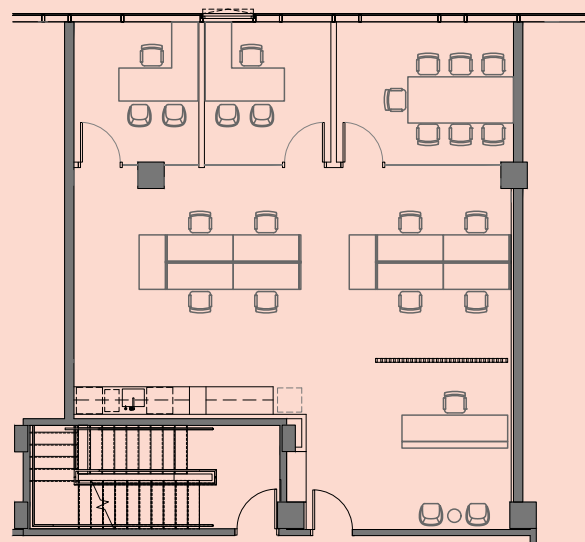
SUITE 208 SHOW SUITE*

*Conceptual renderings; premises will be delivered unfurnished



SHOW SUITE COMING SOON

Suite 208 - September 2026



-  Two (2) offices
-  One (1) boardroom
-  Kitchenette
-  Reception
-  Open area for workstations



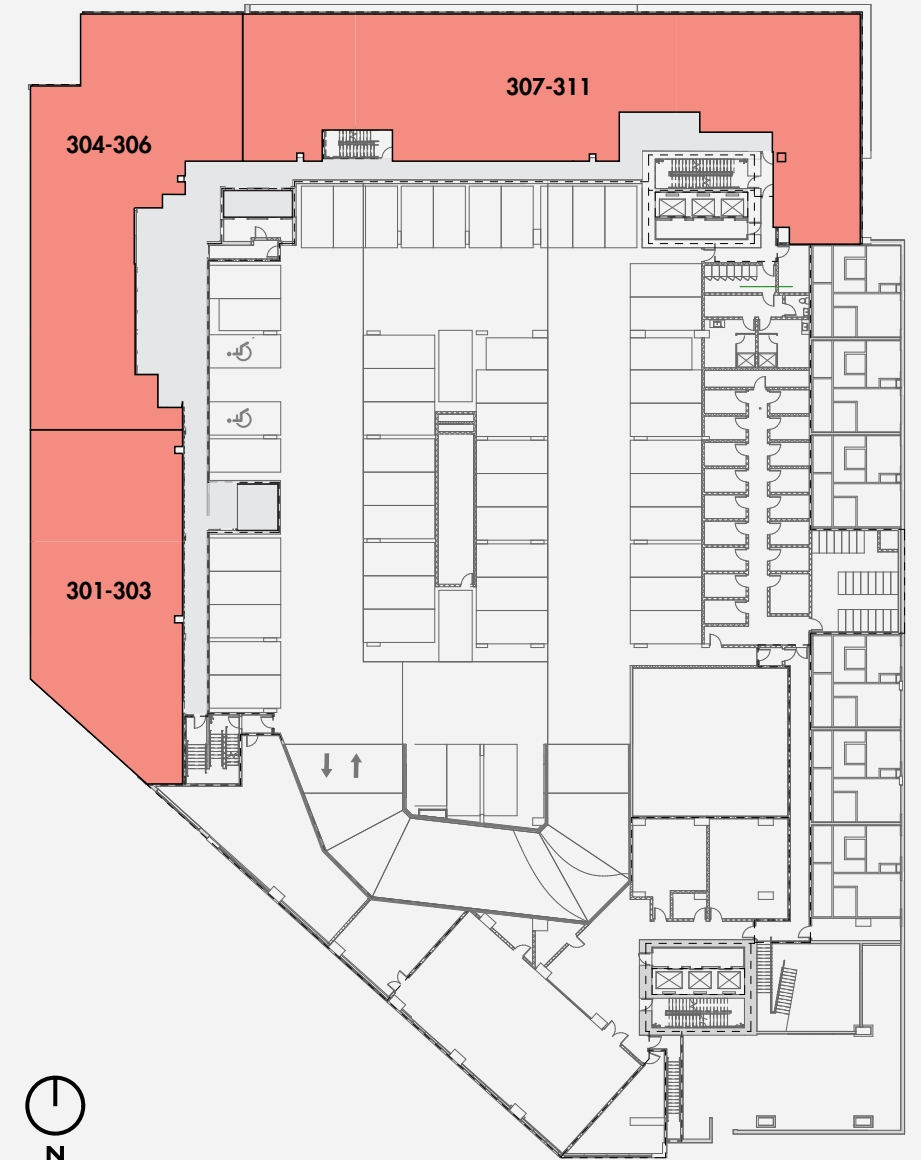
SUITE 208 SHOW SUITE*



OFFICE L3

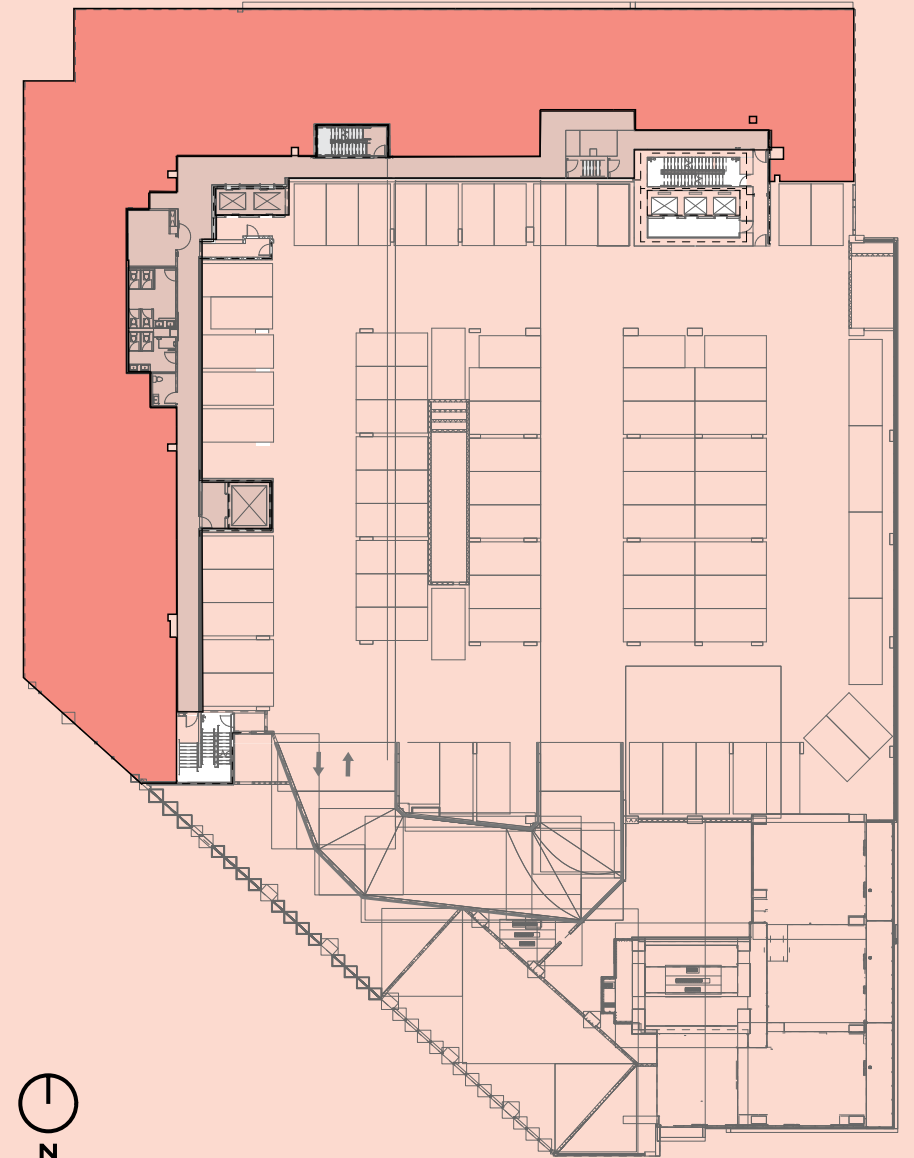
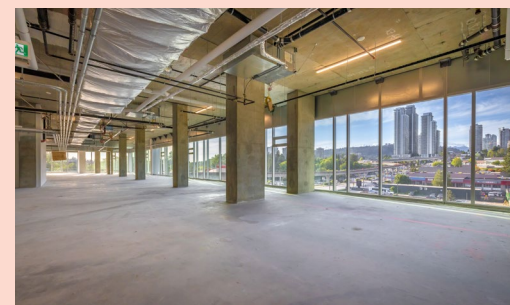
UNIT	AREA (SF)
301-303	4,096
304-306	5,132
307-311	7,617
Total	16,845

Flexible demising options available



OFFICE L4

UNIT	AREA (SF)
4th Floor	16,235



LOCATION

MAP KEY

LEARN

1. Propel Montessori Preschool
2. Rochester Elementary
3. Our Lady of Fatima School
4. Alderson Elementary
5. St Michael's School
6. Urban Academy School
7. Cameron Elementary

EAT

1. Joey Coquitlam
2. Sun Star Restaurant
3. ARISU Authentic Korean BBQ
4. Pho Capital
5. Wings Coquitlam
6. The Wild Fig Restaurant
7. Hee Rae Deung Restaurant
8. White Spot
9. Sushi California
10. My Greek Taverna

SERVICES

1. TD Bank
2. KEB Hana Bank
3. HSBC Bank
4. North Road Animal Hospital
5. RBC Royal Bank
6. Scotia Bank
7. CIBC Bank
8. BMO Bank
9. Elicare Lougheed Family Practice
10. Royal Columbian Hospital

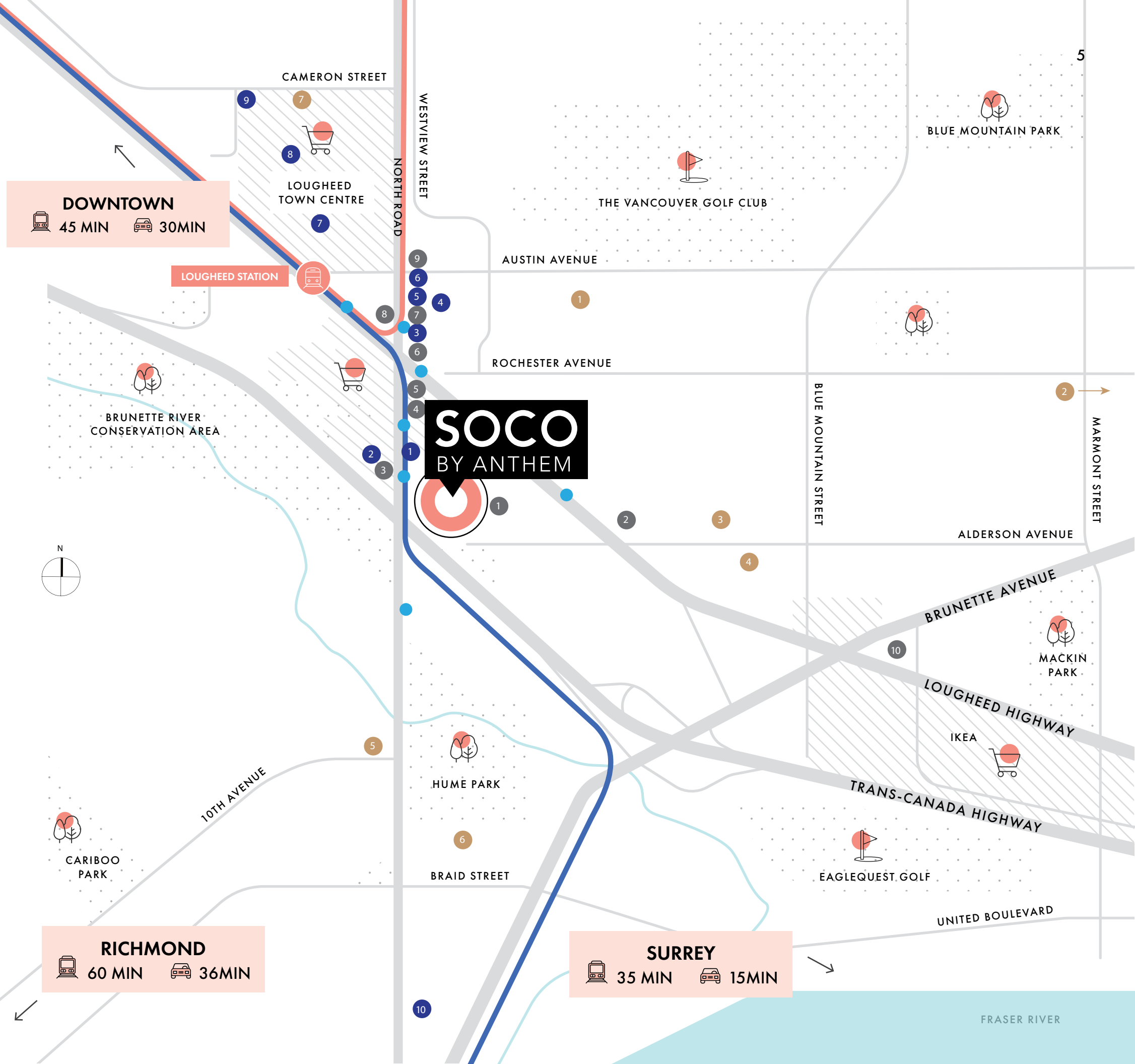
SHOPPING

PARK

MILLENIUM SKYTRAIN LINE

EXPO SKYTRAIN LINE

BUS STOPS

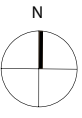


DOWNTOWN
 45 MIN (Train) 30 MIN (Car)

RICHMOND
 60 MIN (Train) 36 MIN (Car)

SURREY
 35 MIN (Train) 15 MIN (Car)

SOCO
 BY ANTHEM



FRASER RIVER



Contact for more information

Glenn Gardner*

Principal

604 647 5092

glenn.gardner@avisonyoung.com

*Glenn Gardner Personal Real Estate Corporation

Stephanie Yeargin

Vice President

604 757 4985

stephanie.yeargin@avisonyoung.com

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

© 2026 Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Platinum member