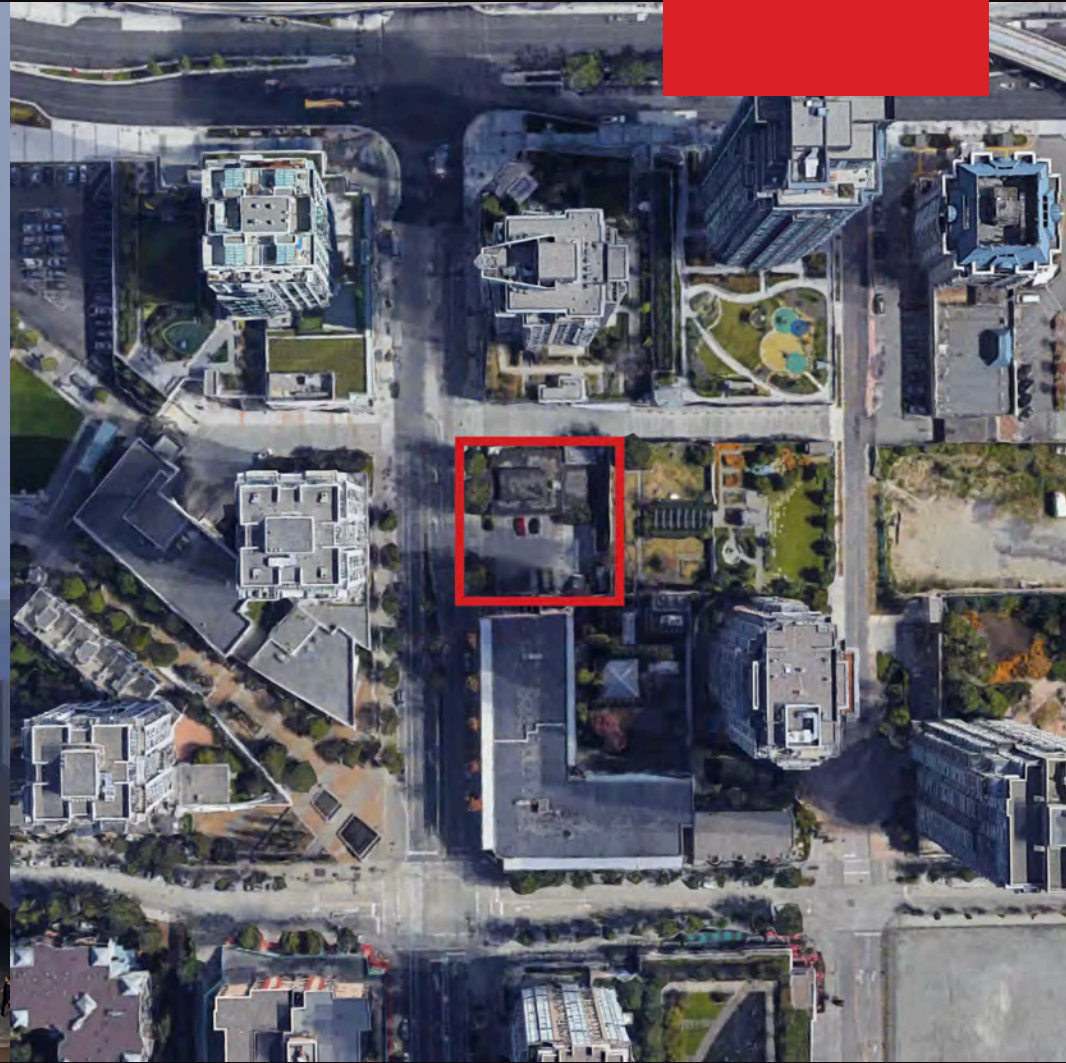


2992 GLEN DRIVE, COQUITLAM
BRAND NEW CLASS "A" OFFICE SPACE AT DIAGRAM

**FOR
SALE**



WILLIAM | WRIGHT

Commercial Real Estate Services

STATHIS MICHAEL SAVVIS

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UNIT SL37 SIZE
+/- 929 SQFT

PARKING
1 Stall

SALE TYPE
Assignment

ESTIMATED COMPLETION
Q2-3 of 2024

PRICE
\$929,000.00

HIGHLIGHTS



Brand New Construction



Class "A" Office



End of Trip Facilities with
Secure Bike Storage



Own your own space
instead of paying rent



10TH FLOOR CLASS "A" OFFICE SPACE IN COQUITLAM'S COMMERCIAL HUB

Presenting an exclusive opportunity to invest in a highly sought-after commercial property: a 929 sqft, Class "A" office space located on the 10th floor of the Diagram building. This southwest corner unit boasts epic views of the sunset and mountains, creating a magnificent backdrop for any business. Perfectly sized for small to medium businesses, this unit offers a unique blend of luxury and functionality.

HIGHLIGHTS OF THIS EXCEPTIONAL OFFER

Sold Out Since 2021: This building has been consistently sold out since 2021, underscoring the high demand and exclusivity of this offering.

Stellar Design and Construction: Crafted by the esteemed Rositch Hemphill Architects and constructed by Cressey, Diagram is a 15-story boutique office tower that epitomizes architectural brilliance and top-tier construction.

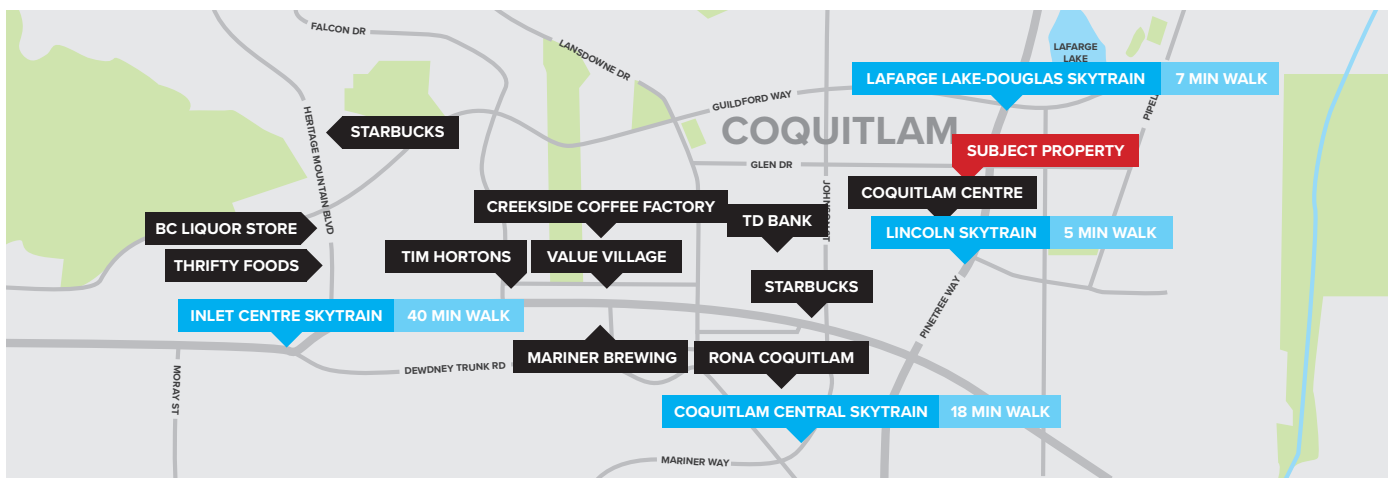
Strategic Location: Situated on Glen Drive, just steps from Pinetree Way and north of Coquitlam Centre, this office space is at the heart of Coquitlam's bustling commercial district.

Unparalleled Investment Opportunity: Located at the forefront of Coquitlam's booming construction wave, this unit is a rare find in a market with no comparable product set to enter in the near to mid-term.

ACT NOW TO SECURE YOUR SPACE

This is more than just an office; it's a strategic investment in one of the most rapidly growing commercial areas. With its prime location, exceptional design, and scarcity, this office space represents a unique opportunity for forward-thinking business owners. For further details or to arrange a viewing, please contact Savvi promptly. Embrace this rare chance before it's gone!





PRIME LOCATION

2992 Glen Drive, Coquitlam, this property enjoys a coveted spot in the heart of Coquitlam's bustling business district. It offers convenient access to various amenities, including diverse dining options and retail outlets. The Coquitlam Central Station, a short walk away, provides easy transit access to downtown Vancouver and beyond, making commuting a breeze. As a thriving business hub, 2992 Glen Drive is surrounded by corporate offices, professional services, banks, and government institutions. It also embraces nature enthusiasts with nearby parks and recreational spaces. The vibrant cultural scene, theaters, and community events contribute to the area's rich tapestry. With Coquitlam's ongoing growth and development, this property promises a bright future for businesses and residents alike. Whether you're seeking an ideal workspace or a dynamic neighborhood to call home, 2992 Glen Drive offers convenience, connectivity, and community.

FOR MORE INFORMATION CONTACT

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