

**SL55 - 2992 GLEN DRIVE, COQUITLAM**  
**BRAND NEW CLASS "A" OFFICE SPACE AT DIAGRAM**

**FOR  
SALE**



Disclaimer: A portion of the picture shown represents the unit for sale.

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## **13TH FLOOR CLASS "A" OFFICE SPACE IN COQUITLAM'S COMMERCIAL HUB**

13th floor class "A" office space. South west corner with epic views of the sunset. 1,475 square feet which is perfect for small to medium business owners. Building has been sold out since 2021. This is the cheapest unit per square foot available in the building. Designed by Rositch Hemphill Architects and built by Cressey, Diagram offers business owners the opportunity to own strata office space in an architecturally stunning, 15-storey boutique office tower. With customizable interiors and flexible layouts, Diagram brings a unique opportunity to create space that guarantees comfort, efficiency and convenience. Situated along the vibrant Glen Drive, steps to Pinetree Way and just north of Coquitlam Centre, Diagram is located at the centre of Coquitlam's commercial hub. This unit is at the epicentre of Coquitlam's new construction push, and comes with two dedicated underground parking stalls. There is no other product like this coming to market in the near to mid-term; act fast before you lose this opportunity.





### **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 or Nate promptly. Embrace this rare chance before it's gone!

## UNIT SL55 SIZE

+/- 1,475 SQFT

## PARKING

2 Stalls

## SALE TYPE

Assignment

## ESTIMATED COMPLETION

Q3-4 2024

## PRICE

\$1,398,880.00

## HIGHLIGHTS



Brand New Construction



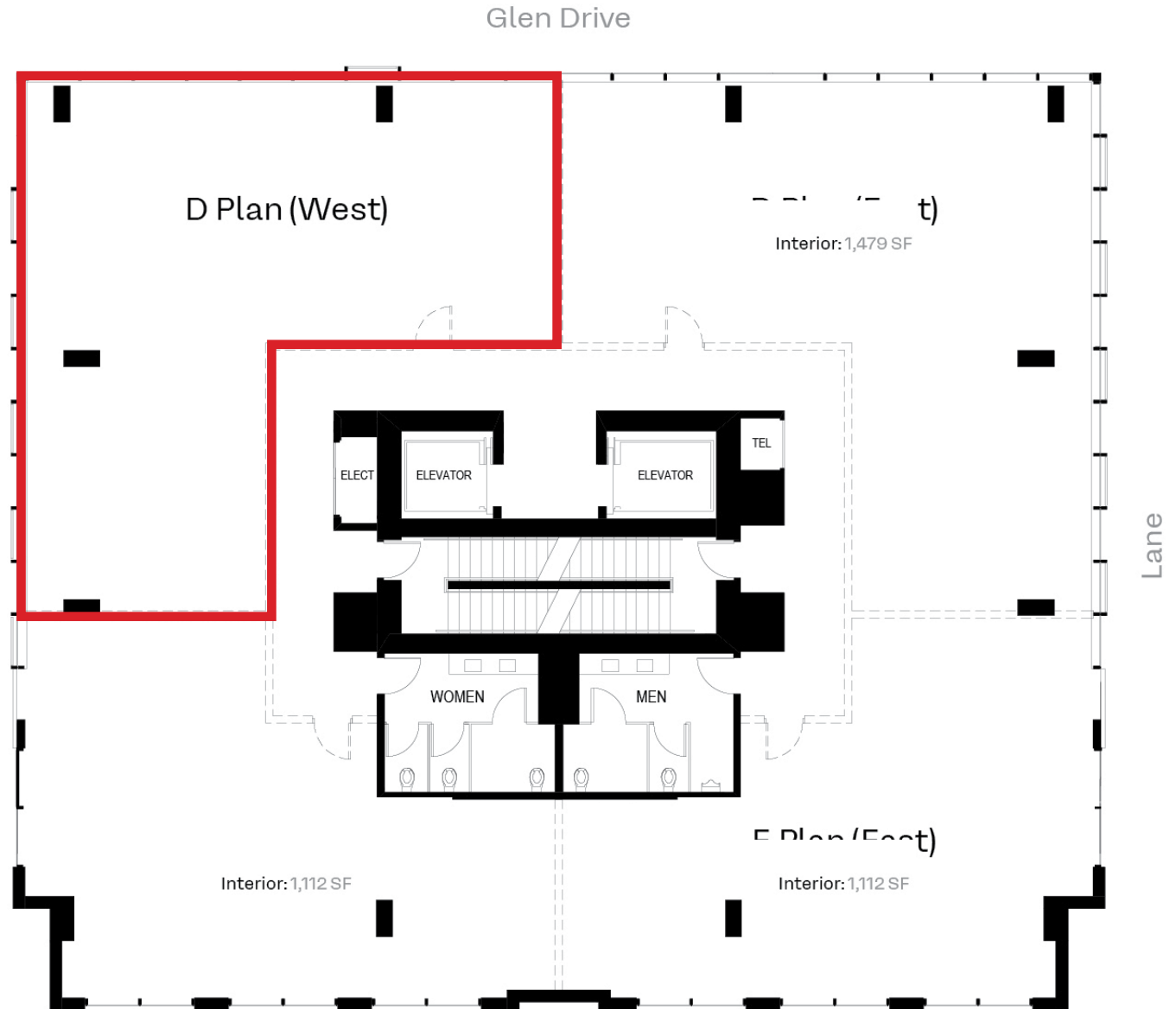
Class "A" Office



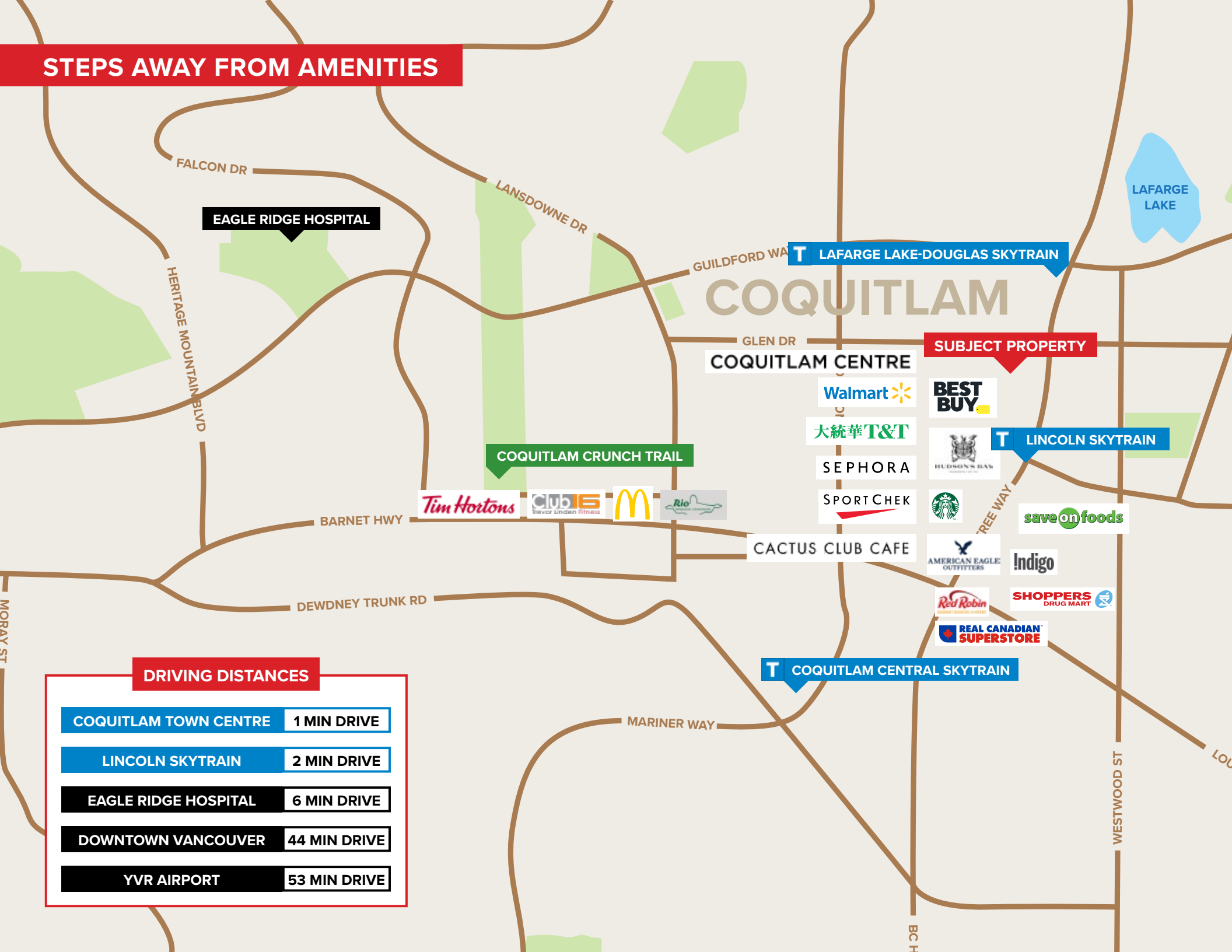
End of Trip Facilities with  
Secure Bike Storage



Own Instead of Paying  
Your Landlord's Mortgage



# STEPS AWAY FROM AMENITIES



EAGLE RIDGE HOSPITAL

T LAFARGE LAKE-DOUGLAS SKYTRAIN

## COQUITLAM

SUBJECT PROPERTY

COQUITLAM CENTRE

Walmart

BEST BUY

大統華 T&T

HUDSON'S BAY

T LINCOLN SKYTRAIN

COQUITLAM CRUNCH TRAIL

SEPHORA

SPORT CHEK

Starbucks

save on foods

BARNET HWY

Tim Hortons

CLUB LE Fitness

McDonald's

Rio

CACTUS CLUB CAFE

AMERICAN EAGLE OUTFITTERS

Indigo

DEWDNEY TRUNK RD

Red Robin

SHOPPERS DRUG MART

T COQUITLAM CENTRAL SKYTRAIN

REAL CANADIAN SUPERSTORE

### DRIVING DISTANCES

COQUITLAM TOWN CENTRE 1 MIN DRIVE

LINCOLN SKYTRAIN 2 MIN DRIVE

EAGLE RIDGE HOSPITAL 6 MIN DRIVE

DOWNTOWN VANCOUVER 44 MIN DRIVE

YVR AIRPORT 53 MIN DRIVE

MARINER WAY

WESTWOOD ST

BC HWY





## 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. Lincoln Skytrain Station is within a 5-10 minute walk.

## FOR MORE INFORMATION CONTACT

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