# 500 & 502 - 3056 GLEN DRIVE, COQUITLAM

## TURN-KEY 2,244 SF STRATA OFFICE UNIT AT SOPHORA

FOR **SALE**

**OVER $500,000 IN IMPROVEMENTS**

WILLIAM | WRIGHT

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# Owner-Occupier Opportunity

500 & 502 - 3056 Glen Drive, Coquitlam

Rare opportunity to purchase the top-floor corner strata office at Sophora by Polygon in Coquitlam City Centre. This 2,244 SF turnkey unit features over $500,000 in improvements, and 10'8" ceilings, the highest in the building, with other floors at 9' height.

# Shell vs Turn-Key Value

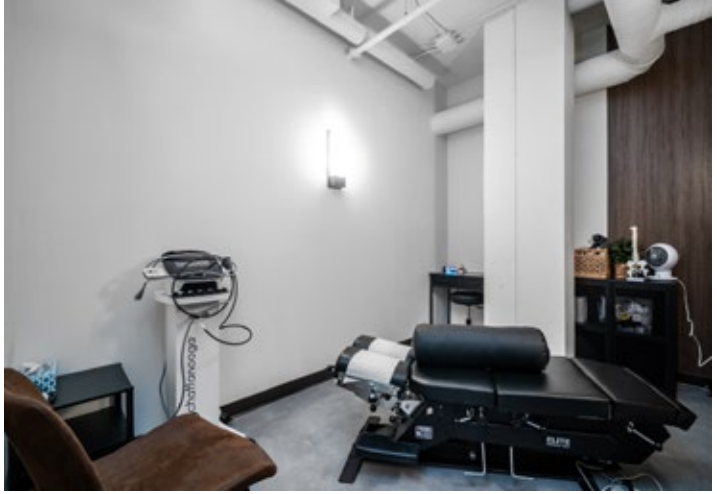
| | Shell Condition | Turn-Key Office |
|---|---|---|
| **Construction Budget*** | $350/SF +/- | **Included** ✓ |
| **Construction Cost** | $785,400 +/- | **Included** ✓ |
| **Designing** | 1-2 months | **Completed** ✓ |
| **Permitting** | 3-4 months | **Completed** ✓ |
| **Construction** | 1-2 months | **Completed** ✓ |
| **Time Before Occupancy** | 5-8 months | **Immediate** ✓ |
| **Holding Costs** | 5-8 months of mortgage, strata, and property tax payments | **None** ✓ |
| **Design & Project Management** | Additional | **Completed** ✓ |
| **Construction Risk** | Buyer assumes | **Eliminated** ✓ |
| **Existing Improvements** | Base building | **$500k+ of improvements** ✓ |

*Based on current 2026 design-build firm construction budget estimates of $350/SF. Excludes potential soft costs, financing/carrying costs, furniture/equipment, and unforeseen construction costs.

# 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.



# 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 wash-room with shower, kitchenette/staffroom, charting nook, an open overheight (8ft) interior passage doors for a grand and open feel, and a meeting area with large windows that can be converted into additional private 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.

# Highlights

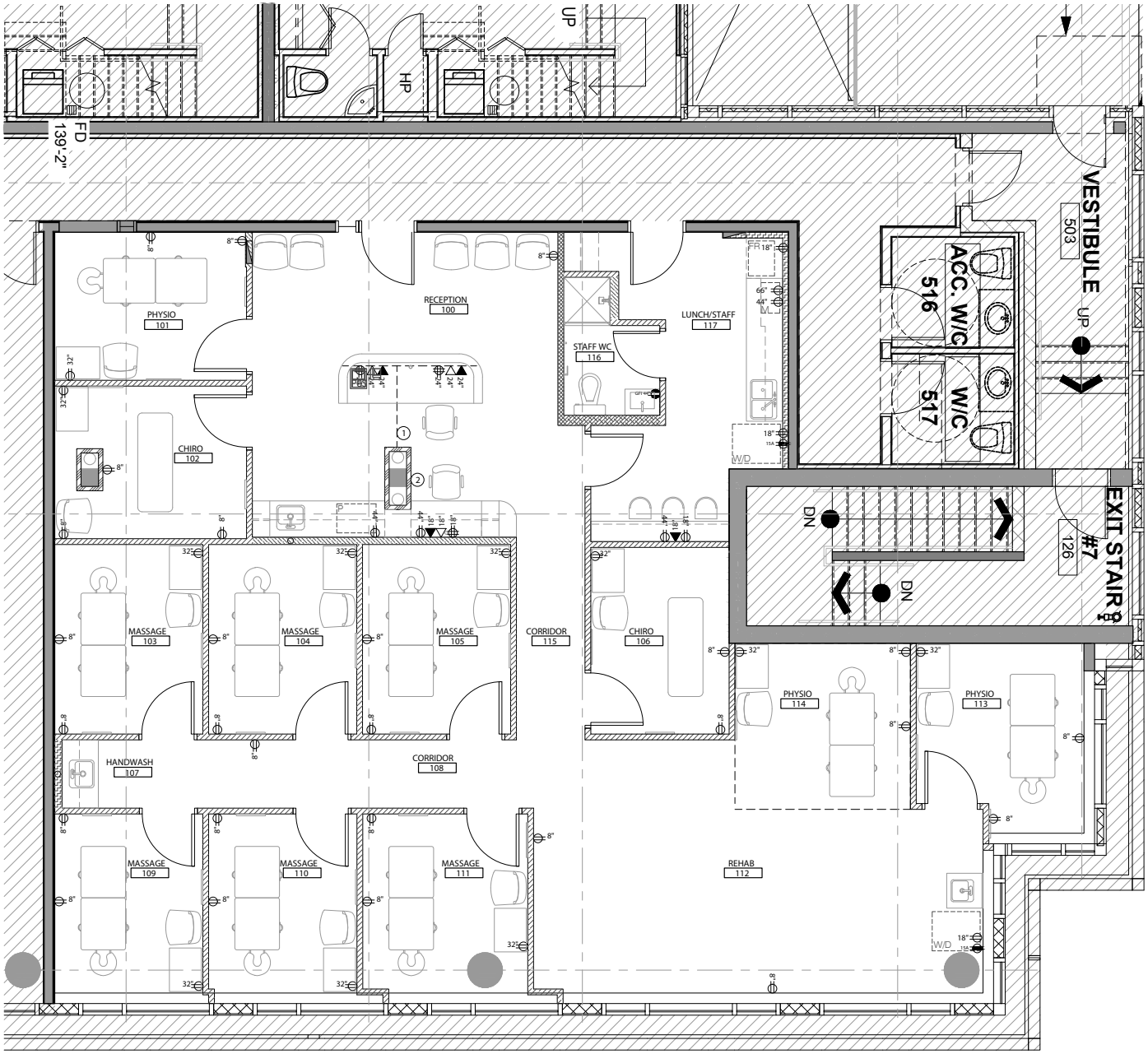
Turn-key space with a modern warm and natural aesthetic

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, overheight (8 ft) interior doors, and an open-concept area for cubicles or rehabilitation

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

# Floorplan




Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

# Salient Details

**SIZE**
+/- 2,244 SQFT

**PARKING**
2 (C11 & C12)

**ZONING**
CD-7

**CEILING HEIGHT**
10'8"

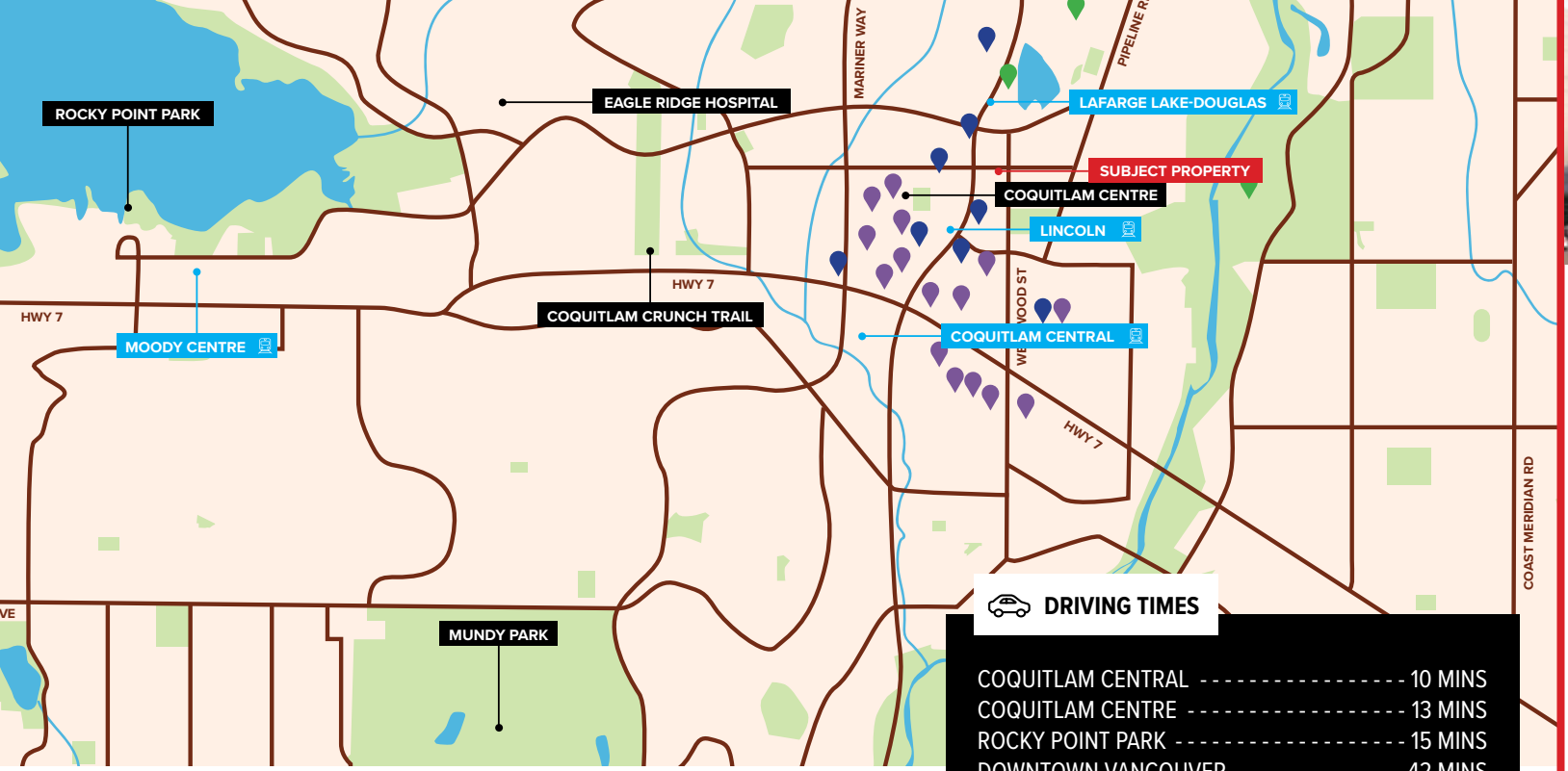
**PID**
032-061-145; 032-061-137

**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**
$1,723.77

**PROPERTY TAXES**
$26,295.70

**PRICE**
$2,999,000



# 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**

# 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

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