

MERIDIAN

By  TOWNLINE

 NICOLA
WEALTH
REAL ESTATE

COMMERCIAL FOR LEASE

515 Cottonwood Avenue &
502 Clarke Road
Coquitlam, BC

 CUSHMAN &
WAKEFIELD



UP TO 9,631 SF OF NEW, TRANSIT-ORIENTED OFFICE/RETAIL SPACE
COMPLETING Q3 2024

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THE OPPORTUNITY

Meridian by Townline, located at Cottonwood Avenue and Clarke Road, is offering A-Class leasing opportunities in the centre of Burquitlam's growing community. The total of 9,631 sf of prime office & retail spaces available at Meridian are collection of 3 units of office/retail on the 2nd floor, and 2 CRU units, all with the potential of being demised together for a larger footprint. Meridian's commercial offering complements the 32-storey residential rental high-rise development to create mixed-use spaces that enrich the neighbourhood, and the daily experience of the people who live and work within them.

Imagine new transit-oriented units with floor-to-ceiling windows and open plans that allow you to design a space that suits your needs. With excellent frontage, signage opportunities and the potential to add a patio for the right tenant, Meridian's commercial space provides much-needed contemporary work environments in an urban centre.

With advanced design and innovative spaces that maximize efficiency while providing growth opportunities, Meridian will allow you to take your business to the next level. By investing in your business with premier space, you're investing in the future.

COMMERCIAL UNIT SUMMARY

Office	4,656 sf
Retail	4,975 sf
Total Commercial	9,631 sf

THE LOCATION

CONNECTED AT EVERY LEVEL

Located adjacent to the Evergreen SkyTrain line and just steps from a surplus of urban amenities makes Meridian a fantastic opportunity to both retail and office tenants.

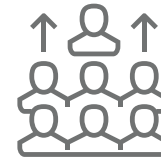
The expansion of the Evergreen SkyTrain Line has brought new energy to this rapidly increasing growing neighbourhood, where an enriched lifestyle opportunity awaits. From your office in the heart of this vibrant urban centre, a number of parks, trails, and greenspaces are easily accessible – as is the city at large.

A four-minute walk from Meridian will take you to the Burquitlam SkyTrain Station, offering the convenient option to travel anywhere from Douglas College Coquitlam to downtown Vancouver. It's a quick jaunt to Burnaby Lake or Burnaby Mountain, multiple neighbourhood parks, or out to stunning Rocky Point Park – and an easy commute to almost anywhere in Metro Vancouver.

NEIGHBOURHOOD DEMOGRAPHICS (WITHIN 5 KM)



165,372
TOTAL POPULATION



9.2%
POPULATION CHANGE
(2022 - 2027)



\$119,950
AVERAGE HOUSEHOLD
INCOME



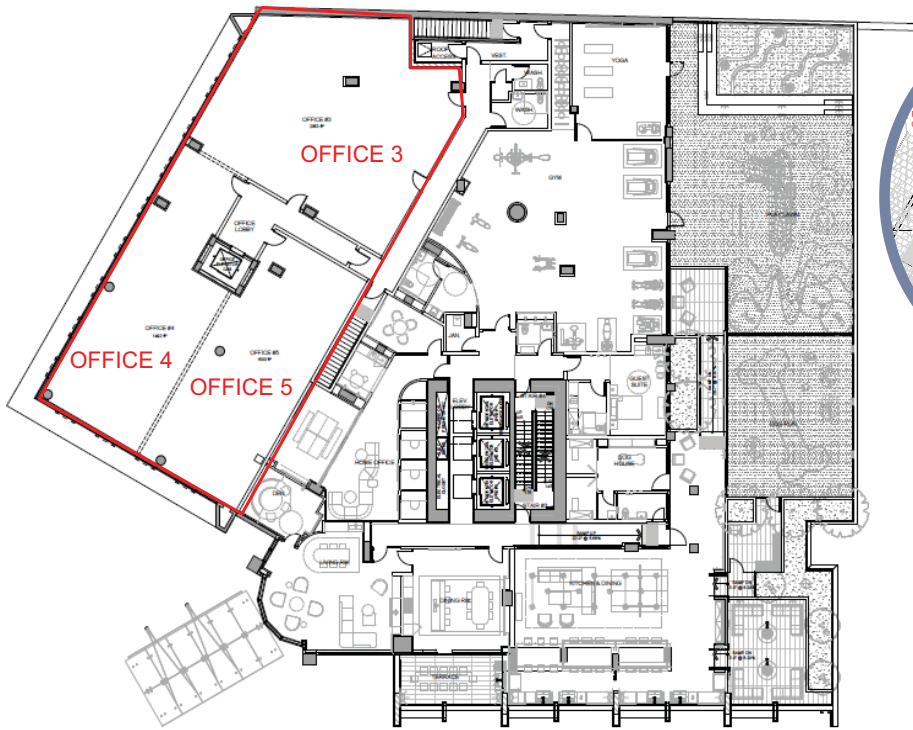
33.5%
BACHELOR'S DEGREE
& HIGHER



41
MEDIAN AGE



3,654
TOTAL BUSINESSES

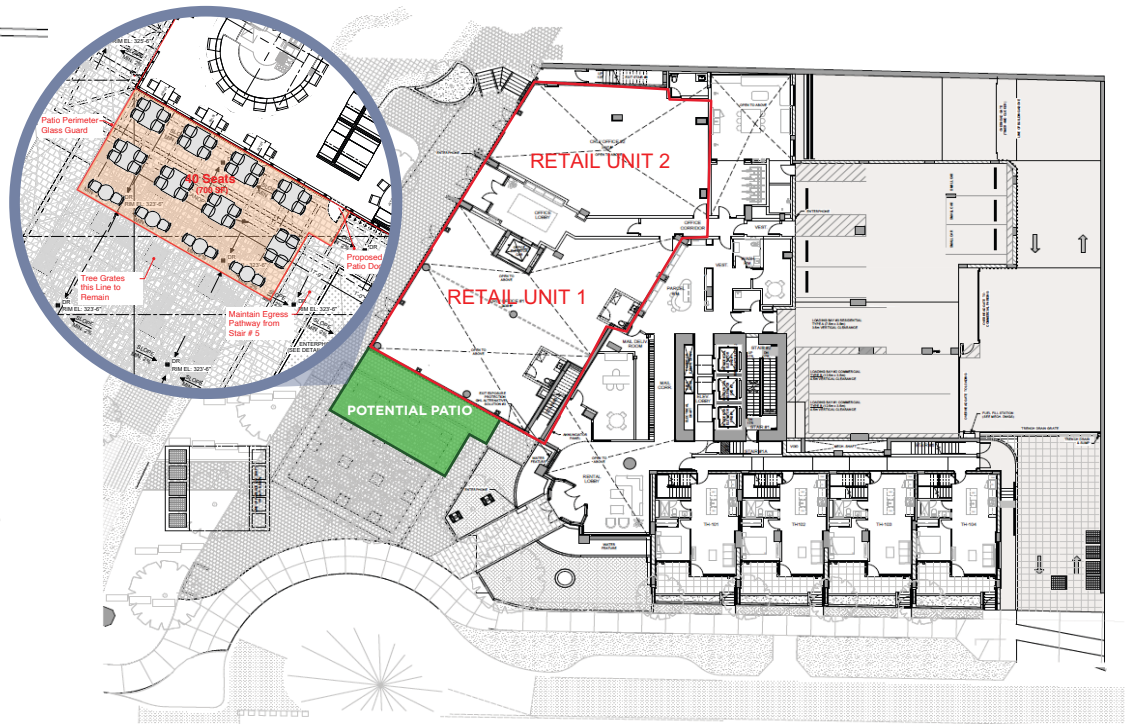


2ND FLOOR

OFFICE	USABLE SIZE (SF)
OFFICE 3	2,052
OFFICE 4	1,283
OFFICE 5	1,321

SALIENT DETAILS

NET RENT	Contact Leasing Agent
ADDITIONAL RENT	\$15 psf (2023 estimate)
OCCUPANCY	Q3 2024
CEILING HEIGHT	Ground Floor: 14' Second Floor: 9'6"
PARKING	61 Total Commercial Stalls



RETAIL UNITS

UNIT	RENTABLE SIZE (SF)
CRU 1	2,938
CRU 2	2,037
PATIO	708

*Potential opportunity to remove this hallway to demise CRU 1 and 2 together.

2.1 SIGN TYPE 2: UPPER SIGN DISPLAY

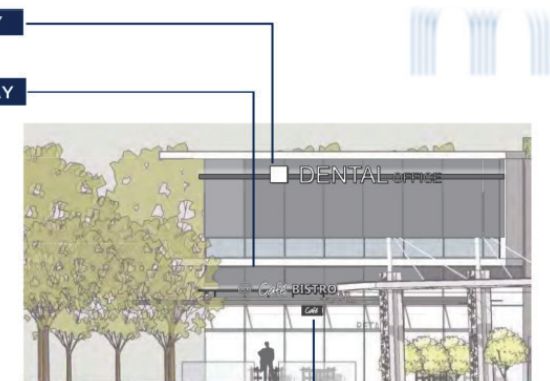
ILLUMINATED DISPLAY / LOGO [Exterior]

3 SIGN TYPE 3: LOWER SIGN DISPLAY

ILLUMINATED DISPLAY / LOGO [Exterior]



NIGHT VIEW



SOUTH ELEVATION

4 SIGN TYPE 4: BLADE SIGNAGE

ILLUMINATED DISPLAY / LOGO [Exterior]

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LOCATION HIGHLIGHTS

RESTAURANTS & COFFEE SHOPS

- 1 Viva La Pizza
- 2 Pizza Factory
- 3 KFC
- 4 Bjornbar Bakery
- 5 Freshii
- 6 Kajol Restaurant
- 7 Starbucks
- 8 Tim Hortons

GROCERIES

- 9 Safeway
- 10 Save-On-Foods
- 11 BC Liquor Store

PHARMACIES & MEDICAL CENTERS

- 12 Pharmasave
- 13 Shoppers Drug Mart

FITNESS

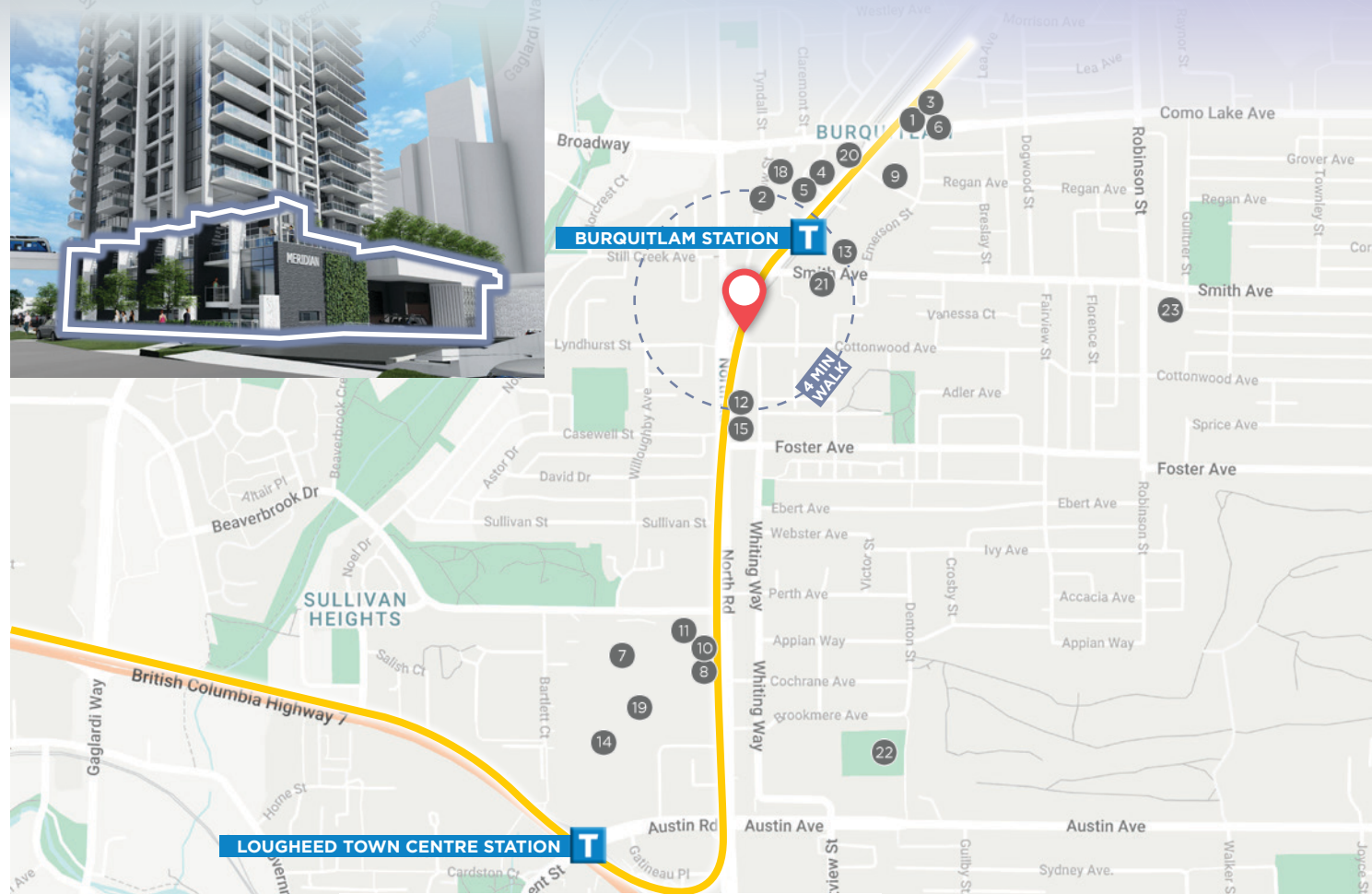
- 14 Fitness World
- 15 F45 Training Lougheed

FINANCIAL

- 18 RBC
- 19 CIBC
- 20 Prospera Credit Union

CHILDCARE FACILITIES

- 21 Cypress Child Centre
- 22 Future Kids Daycare
- 23 Mountainview Group Daycare



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