

PINE
— & —
GLEN

OFFICE LEASING OPPORTUNITIES



THE OPPORTUNITY

UP TO 36,000+ SF OFFICE SPACE AVAILABLE IN THE HEART OF COQUITLAM

- » Expansive development that boasts two condo towers, a rental tower, and office podium
- » A short 3-minute walk to Lincoln Evergreen Line Station connecting to the Sky Train network throughout Lower Mainland
- » A short distance from the Coquitlam Centre Mall & surrounding neighbourhood amenities
- » Approx. 36,125 rentable square feet of office space
- » Great opportunity for both established and up-and-coming businesses
- » Landlord turn-key buildout options available
- » Approx. 135 dedicated commercial parking stalls with same floor parking
- » Electronic vehicle charging stalls available
- » Office amenities include: a dedicated office lobby, secured parking, freight elevators, glass surround and natural light, bike lockers, and end-of-trip facilities



AVAILABLE SPACE

LEVEL 6	9,909 SF
LEVEL 5	9,879 SF
LEVEL 4	
LEVEL 3	10,766 SF
LEVEL 2	5,571 SF
LEVEL 1	RETAIL

BUILDING AMENITIES & FEATURES



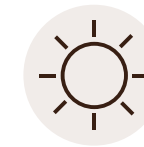
DEDICATED OFFICE LOBBY



SECURED PARKING



FREIGHT ELEVATORS



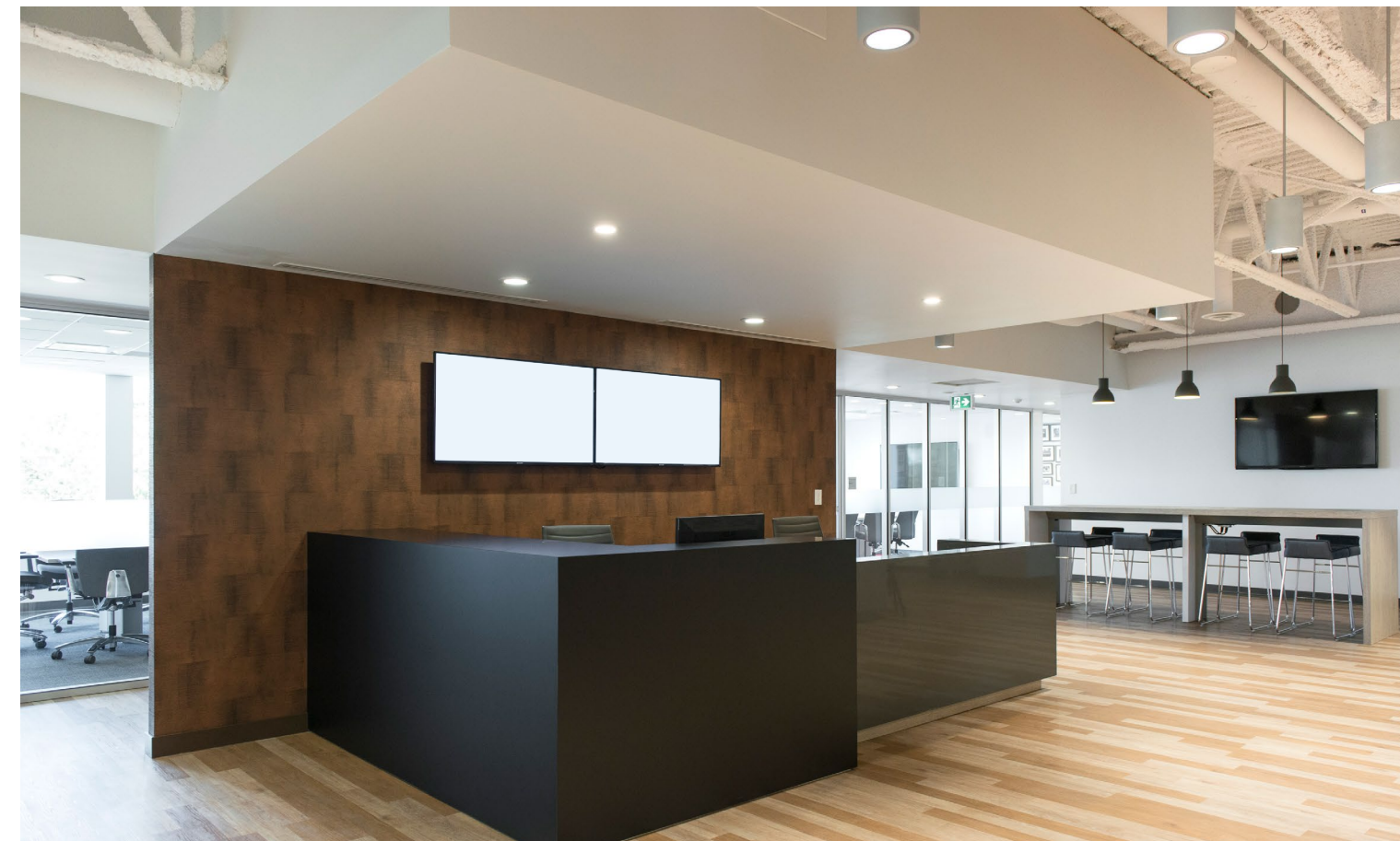
NATURAL LIGHT



BIKE LOCKERS



END-OF-TRIP FACILITIES

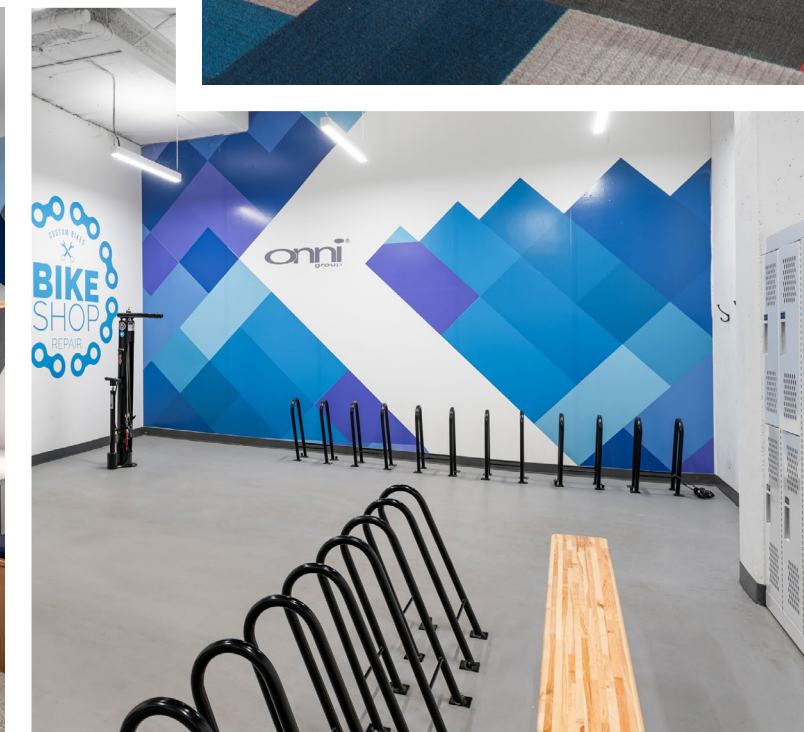


TURN-KEY OFFICE FINISHES & AMENITIES

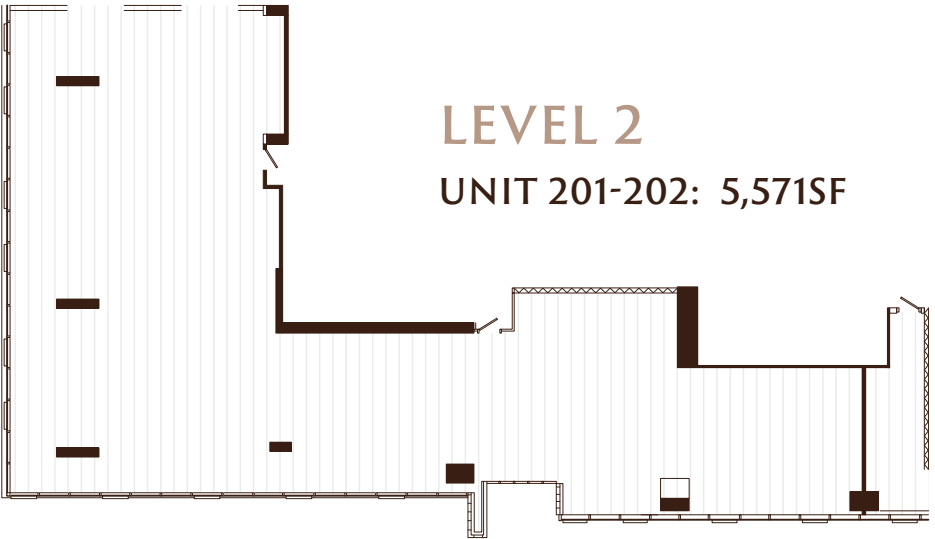
LET ONNI GROUP DO WHAT THEY DO BEST:
DESIGN AND BUILD OUT SPACE

Onni is happy to assist qualified prospective tenants in renovating their space to custom layouts and space-plans from start to finish.

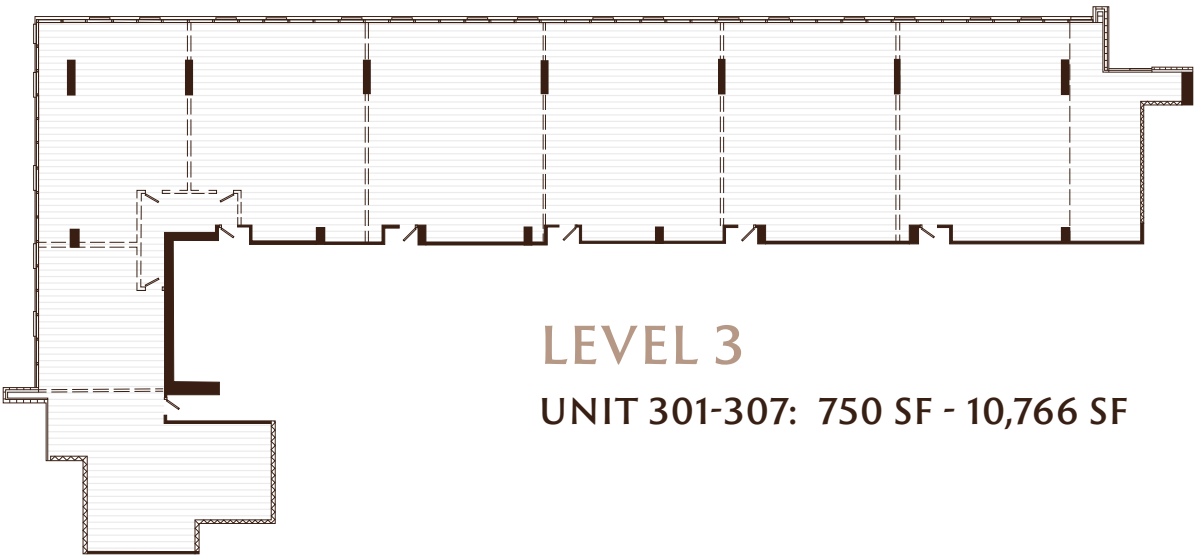
Save time and money with their in-house capabilities & expertise.



FLOOR PLANS OF AVAILABILITIES

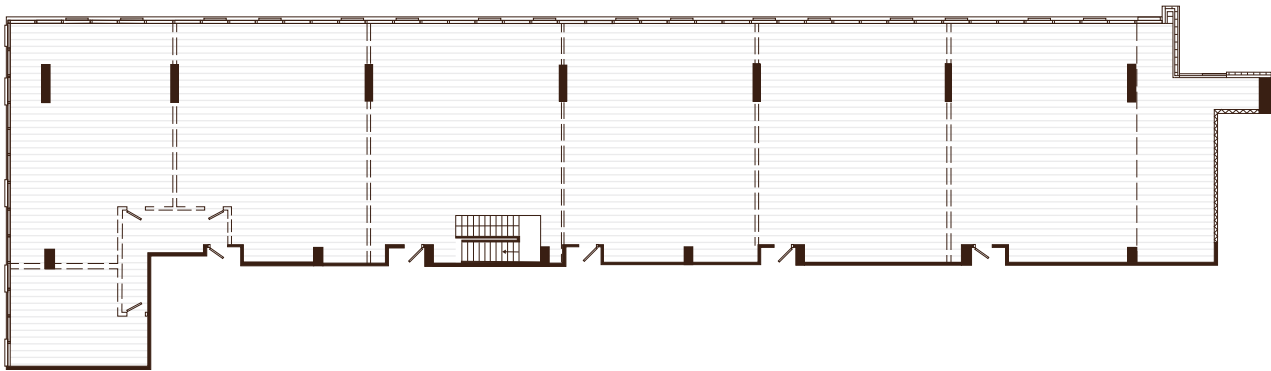


LEVEL 2
UNIT 201-202: 5,571SF

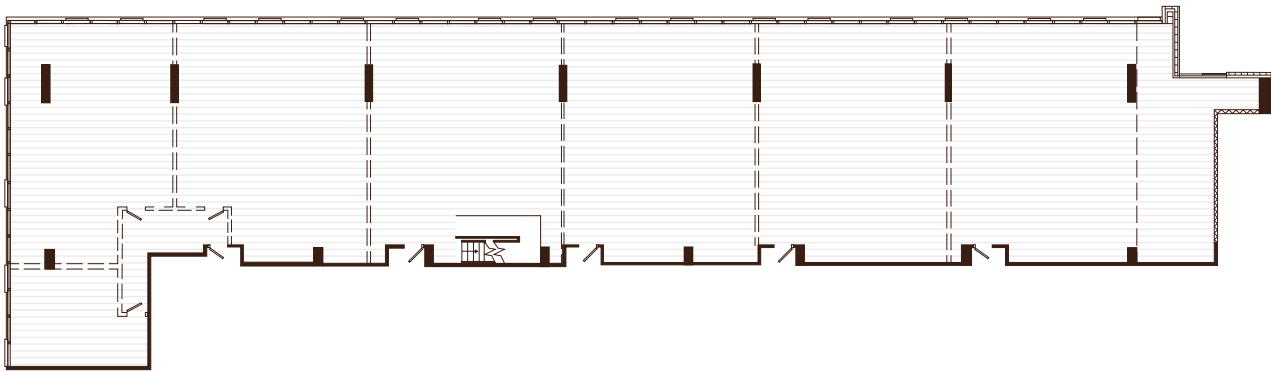


LEVEL 3
UNIT 301-307: 750 SF - 10,766 SF

LEVEL 5
UNIT 501-507: 525 - 9,879 SF



LEVEL 6
UNIT 601-607: 525 SF - 9,909 SF



SEAMLESSLY CONNECTED

& EFFORTLESSLY ACCESSIBLE

Striking Architecture at a scale that redefines the horizon in the heart of Coquitlam. Surrounded by towering mountains and epic swaths of wilderness, brimming with urban amenities, and full of life, Pine & Glen embodies the unique sense of character that could only be Coquitlam.

AREA DEMOGRAPHICS

TOTAL POPULATION	199,200
PAST POPULATION CHANGE (2018-2023)	+11.8%
PROJECTED POPULATION CHANGE (2024-2029)	+10.8%
UNIVERSITY EDUCATION	33.1%
MEDIAN AGE	42 YEARS
AVERAGE HOUSEHOLD INCOME	\$135,224



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TOWN CENTRE PARK

LAKE LAFARGE

TOWN CENTRE COMMUNITY PLAZA

DOUGLAS COLLEGE

LAKE LAFARGE

COQUITLAM RIVER ACCESS TRAIL

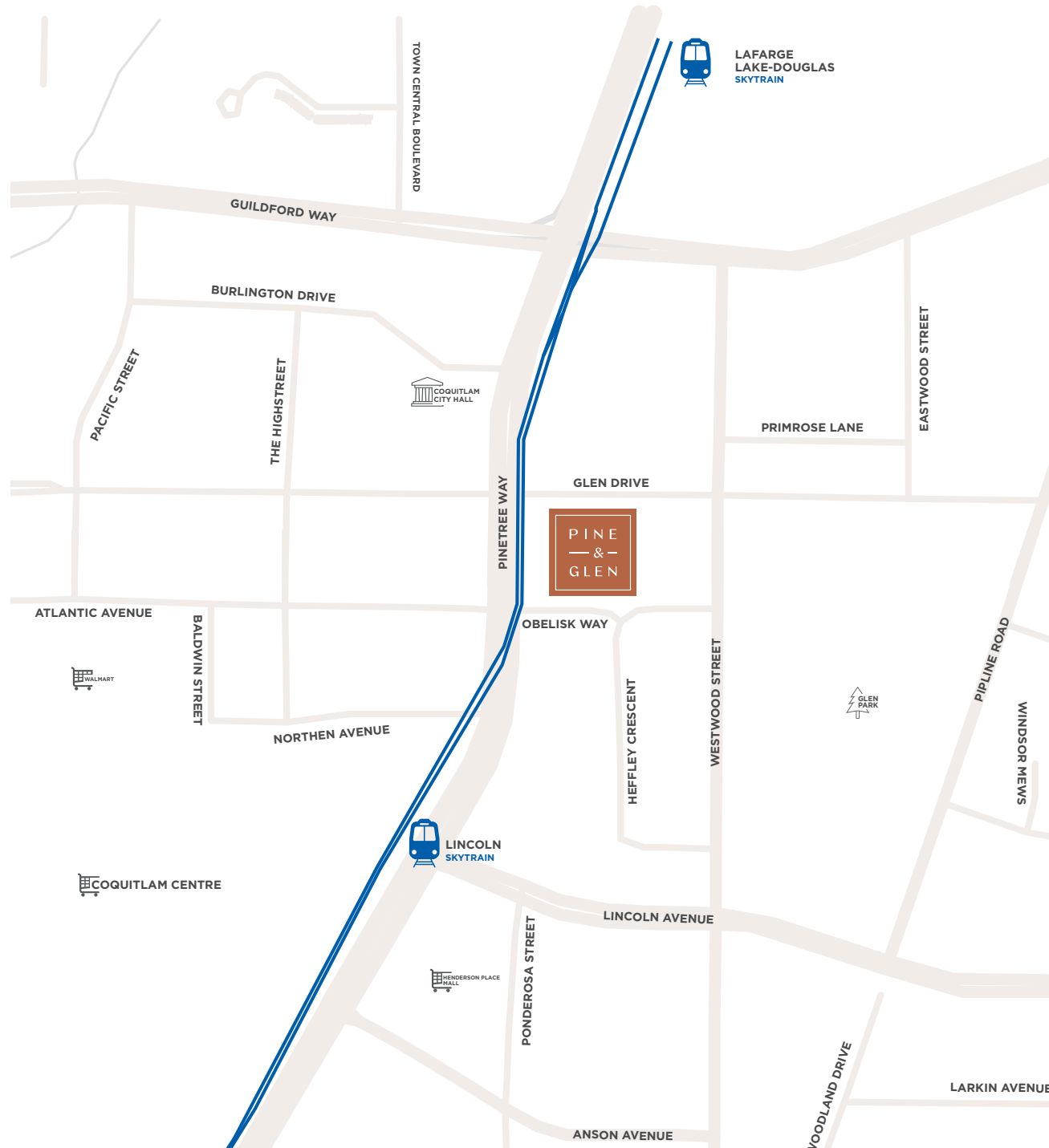
COQUITLAM CITY HALL

GLEN PARK

HENDERSON PLACE MALL

LINCOLN

97 WALKER'S PARADISE
79 EXCELLENT TRANSIT
76 VERY BIKEABLE



CONNECTED & VIBRANT

NEIGHBOURHOOD

12+

RESTAURANTS
WITHIN 5 MINUTES

5+

GROCERY STORES
WITHIN 5 MINUTES

5+

PARKS
WITHIN 5 MINUTES

[VIEW FULL NEIGHBOURHOOD AMENITIES MAP](#)

SKYTRAIN STATIONS

LINCOLN	3 MIN
LAFARGE LAKE-DOUGLAS	7 MIN
COQUITLAM CENTRAL	8 MIN

DRIVE TIMES

PORT MOODY	17 MIN	SURREY	25 MIN
NEW WESTMINSTER	24 MIN	DWTN. VANCOUVER	47 MIN
BURNABY	25 MIN	RICHMOND	55 MIN

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onni[®]
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