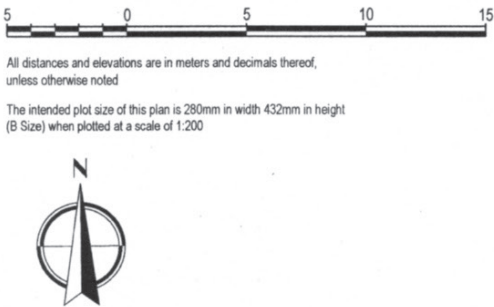


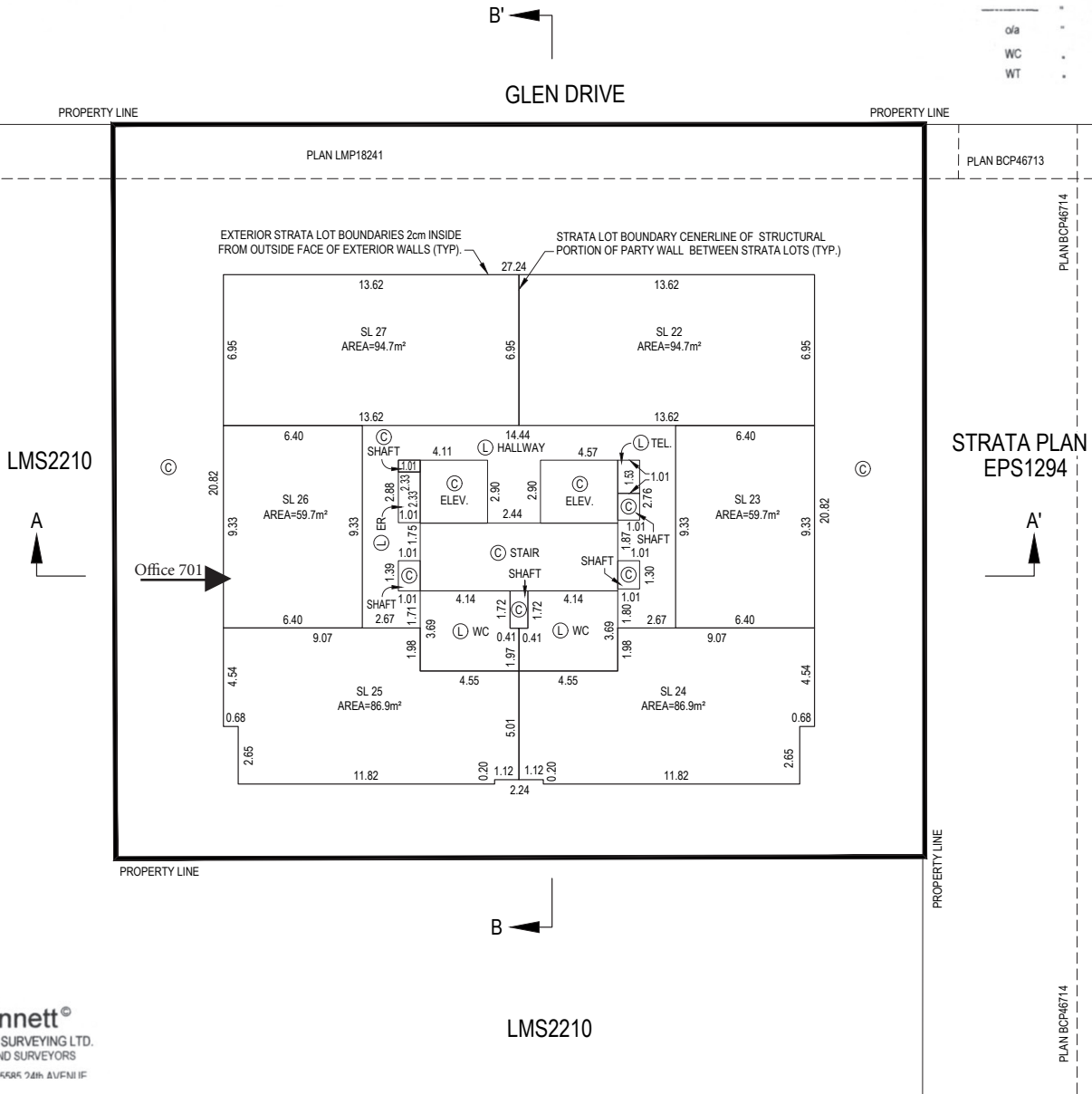
FLOOR PLANS



All distances and elevations are in meters and decimals thereof, unless otherwise noted.
The intended plot size of this plan is 280mm in width 432mm in height (B Size) when plotted at a scale of 1:200

STRATA PLAN EPS10009

LEGEND		
SL	INDICATES	STRATA LOT
⊙		COMMON PROPERTY
m²		SQUARE METERS
ER		ELECTRICAL ROOM
ELEV.		ELEVATOR
⊙		LIMITED COMMON PROPERTY
		FOR SL 46 TO SL 51
0.92x0.31		STANDARD BUILT COLUMN
□		LEAD PLUG SET
---		WALL NOT BUILT
ola		OVERALL DISTANCE
WC		WATER CLOSET
WT		WITNESS



701 2992 GLEN DRIVE
North Coquitlam \$699,000

LISTING features

Price Reduced

Personal, Professional Service



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604 942 1389
778 855 2778

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rrad@evergreenrealty.com
www.evergreenwestrealty.com





Own your office
instead of paying
rent.

Mortgage payments
may be similar to
leasing.

Coquitlam Town
Centre



Wow Great size office in the 7th floor of the Diagram Building, facing south available now. 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, 14-storey boutique office tower. Customizable interiors and flexible layouts, Diagram brings a unique opportunity to create space that guarantees comfort, efficiency and convenience in “A” Plus building. Located along the vibrant Glen Drive, close to Pinetree Way and just north of Coquitlam Centre. The building is located at the centre of Coquitlam’s commercial hub. Walk & enjoy benefit from great shopping, convenient transit access, and a diversified landscape - within minutes you can find yourself surrounded by an abundance of shops, services, boutiques and restaurants, library ,medical offices. THERE IS 1 PARKING STALL AND 1 EV CHARGER INCLUDED WITH THIS UNIT. There are 25 visitors parking in the building.



- KEY FEATURES:
- 643 sq ft
 - 11” clear typical office ceiling height
 - End of trip facilities with private showers in the building
 - Secure bike storage (available to purchase)
 - Professionally designed lobby
 - One parking stall included (with EV charging)
 - 25 visitor parking stalls
 - Potential rental of up to \$2500 a month

diagram BY CRESSEY

A connected
and convenient
location.

Restaurants

- 01. The Keg Steakhouse + Bar
- 02. Steve's Poké Bar
- 03. HWARO Korean BBQ + Raw Bar
- 04. Kashar Uyghur Cuisine
- 05. The Clever Cupcakes
- 06. High Street Pizza
- 07. Brisk Cafe
- 08. Oz Korean Cuisine
- 09. TITI Home Made Food
- 10. Hakone Sushi
- 11. Browns Socialhouse Town Centre
- 12. La Ruota Pizzeria
- 13. Singapore Hawker
- 14. Kulinarya Filipino Eatery
- 15. Church's Chicken

Childcare

- 01. Glen Childcare Centre
- 02. Kidz R Kidz Learning Centre
- 03. Little Dolphins Daycare
- 04. Funshine Daycare

Shopping

- 01. Johnson Street Liquor Store
- 02. Walmart Supercentre
- 03. T&T Supermarket
- 04. Best Buy
- 05. Save-On-Foods
- 06. Arizia
- 07. lululemon
- 08. Apple Store
- 09. Sport Chek

Key Drive Times

- 6 minutes to Burke Mountain
- 8 minutes to Port Moody
- 10 minutes to Trans-Canada Hwy
- 20 minutes to Surrey City Centre
- 27 minutes to Maple Ridge
- 27 minutes to Langley
- 30 minutes to Vancouver
- 45 minutes to Richmond
- 50 minutes to YVR

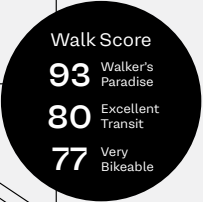
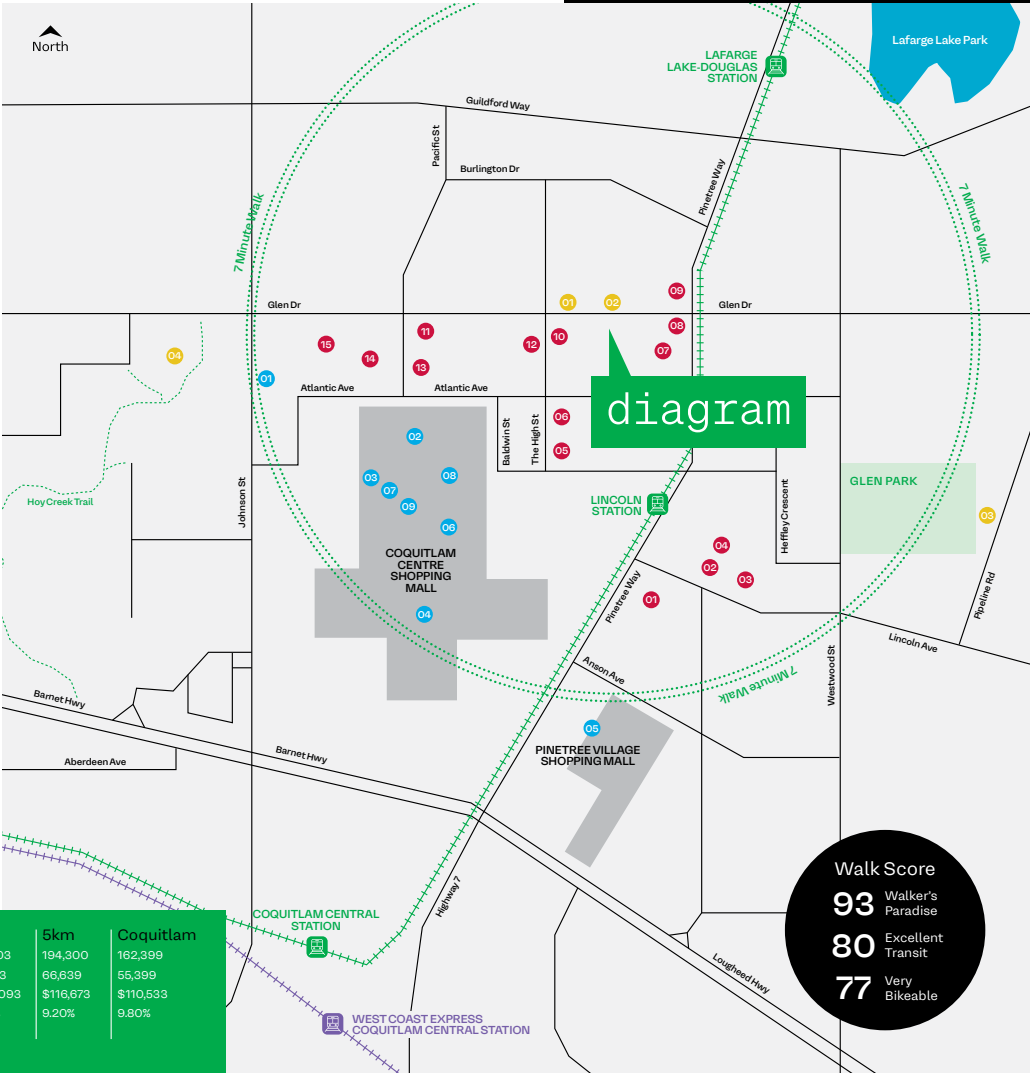
Key Walk Times – Transit

- 5 minutes to Lincoln Station
- 6 minutes walk to Lafarge Lake – Douglas Station
- 15 minutes to West Coast Express

Key Walk Times

- 5 minutes to Public Library
- 7 minutes to Coquitlam Centre
- 8 minutes to Glen Park
- 9 minutes to Lafarge Lake Park
- 9 minutes to Hoy Creek Trail
- 12 minutes to Pinetree Village
- 15 minutes to Town Centre Park

Demographics	1km	3km	5km	Coquitlam
Population	20,394	110,003	194,300	182,399
Households	8,783	39,983	66,639	55,399
Average Income	\$71,938	\$103,093	\$118,673	\$110,533
Population Growth (2020-2025)	15.80%	8.60%	9.20%	9.80%



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