

# Sophora

AT THE PARK

NOW 76% SOLD



## FOR SALE

## UNDER CONSTRUCTION

Estimated Completion Q1 2023

### “A” Class Transit-oriented Retail & Office Strata 3056 Glen Drive, Coquitlam, BC

- Brand new Retail and Office Strata available for sale with flexible demising from 600 sf to 18,000 sf
- Quality construction built by the Polygon family of companies, one of BC's premier developers
- Located in Coquitlam Town Centre area across from Glen Park
- 6 min walk to Coquitlam Shopping Centre and both the Lafarge Lake-Douglas & Lincoln SkyTrain stations



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*OPPORTUNITY*

Cushman & Wakefield ULC is pleased to offer to the market place the opportunity to purchase brand new 'Class A' retail and office strata at Sophora at the Park located in Coquitlam Town Centre. Sophora offers a rare opportunity for investors and occupiers to own commercial real estate in Coquitlam's rapidly densifying and most vibrant Town Centre neighbourhood. The offering is located within 6 minutes walking distance to both the Lafarge Lake-Douglas and Lincoln SkyTrain stations amongst the best local amenities.

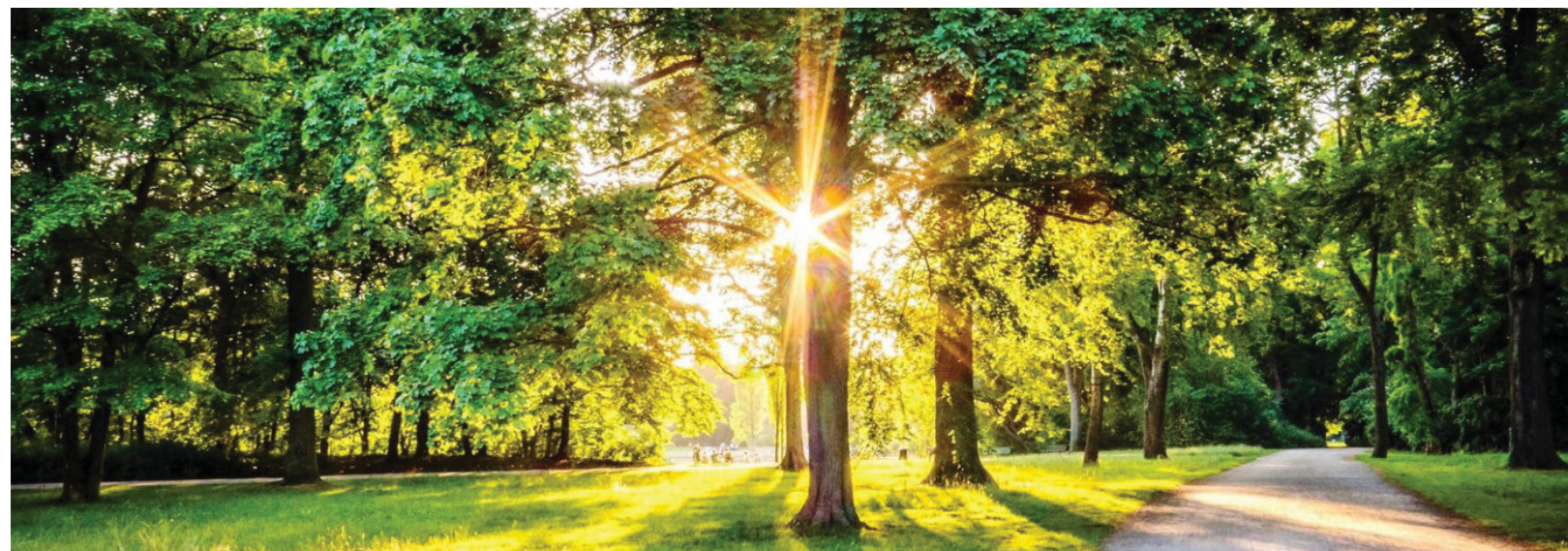
*PROPERTY FEATURES*

- Five storeys of commercial space comprised of ground floor retail and four office floors, amongst a mixed-use residential community with a 39 storey residential tower
- Common area washrooms on all four office floors
- Convenient walkable access to an abundance of amenities and retailers
- Lincoln and Lafarge-Douglas Lake SkyTrain stations are just a 6 minute walk away
- Fully equipped bike storage

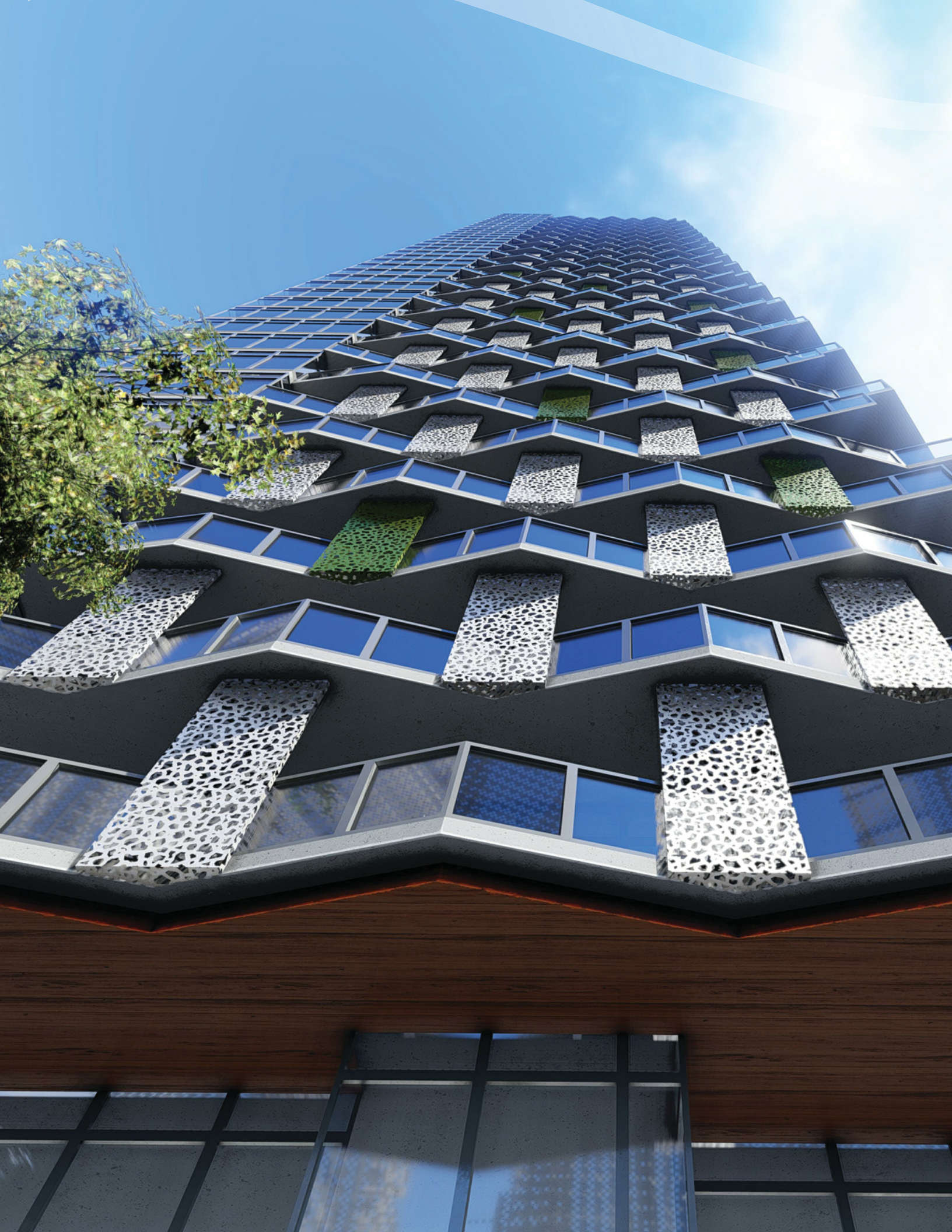
*ESTIMATED COMPLETION Q1 2023*

*Sophora*  
AT THE PARK

*Located in the heart of Coquitlam Town Centre just steps from the convenient Lincoln SkyTrain station, Sophora at the Park by Polygon combines the energy of the city and the serenity of a residential neighbourhood. Discover an iconic tower surrounded by exciting amenities.*

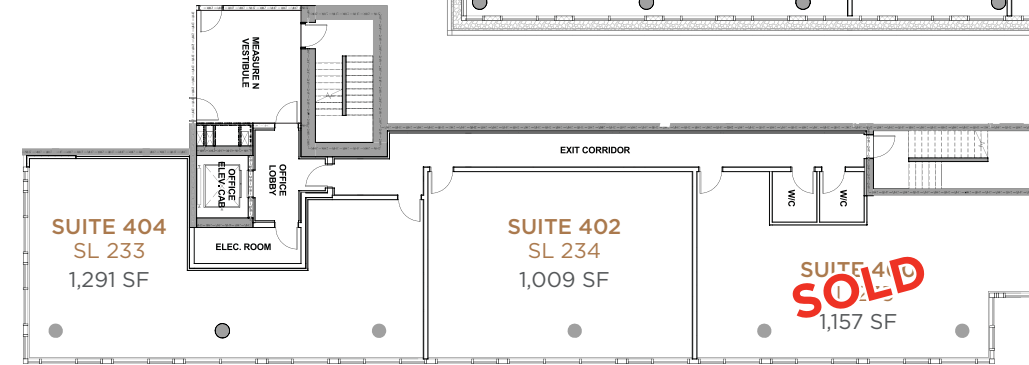
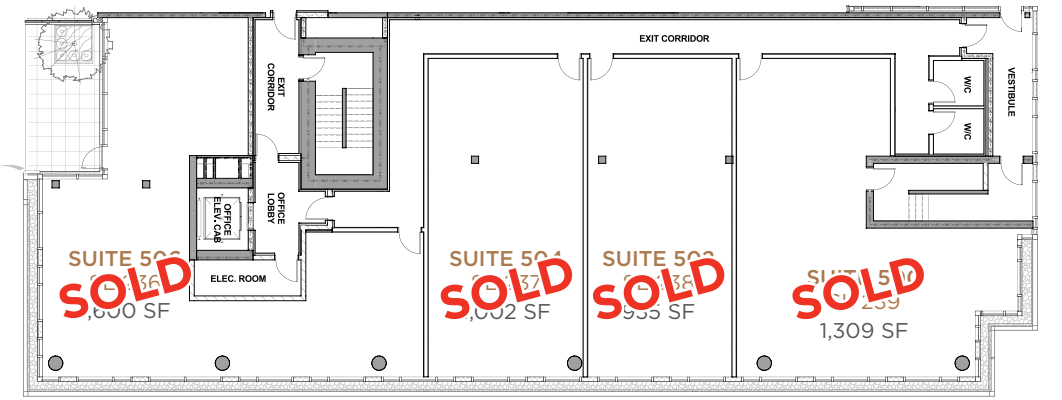






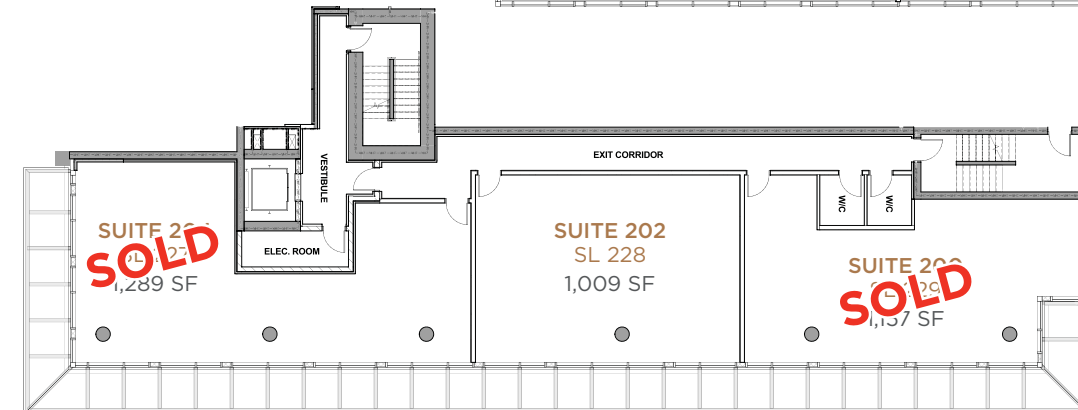
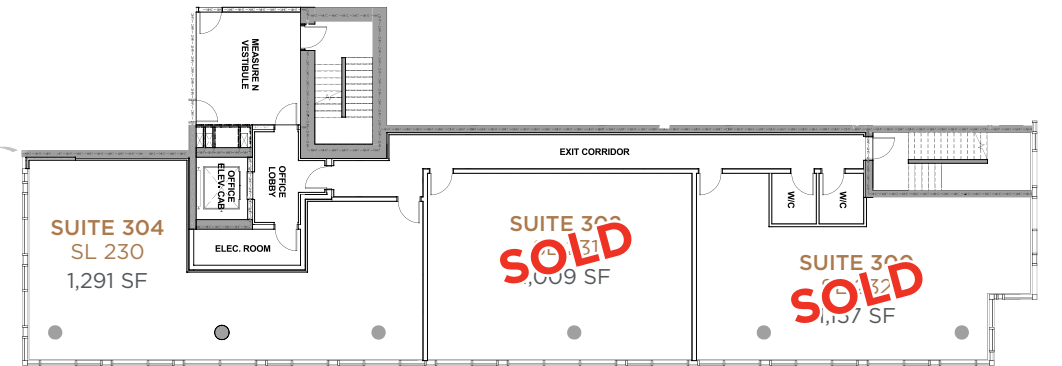
AVAILABILITIES

LEVEL 5



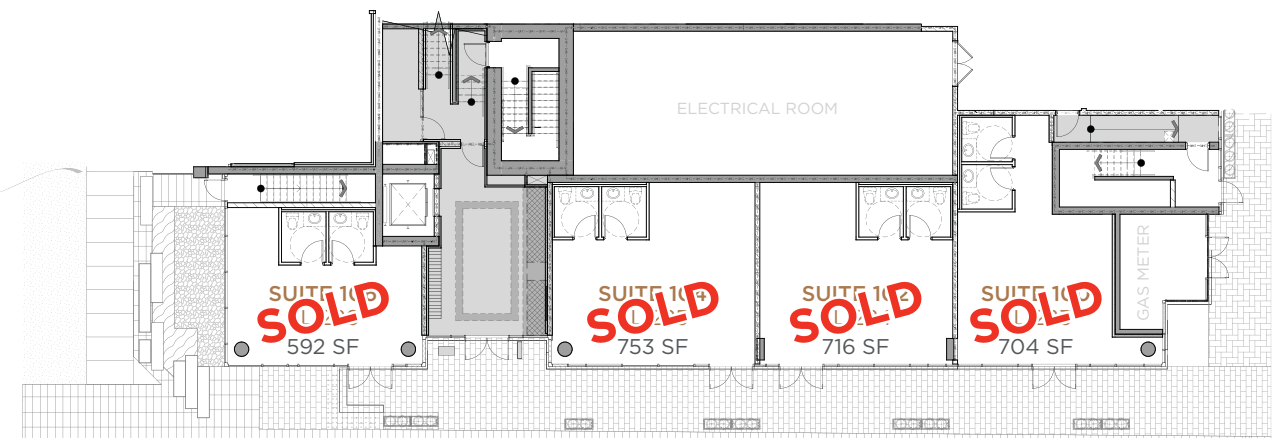
LEVEL 4

LEVEL 3



LEVEL 2

LEVEL 1





# A WORLD TO SAVOUR

## RECREATION

- A** Evergreen Cultural Centre
- B** City Centre Aquatic Complex
- C** Coquitlam Public Library

## SHOPS & SERVICES

- D** Pinetree Village
- E** Walmart
- F** T&T Supermarket
- G** Real Canadian Superstore
- H** Save-On-Foods
- I** M&M Foods

- Lincoln SkyTrain Station (6 min. walk)
- Lafarge-Douglas Lake SkyTrain Station (6 min. walk)
- West Coast Express

## DINING

- Q** Keg Steakhouse & Bar
- R** White Spot
- S** Mr. Mikes Steakhouse
- T** Montana's BBQ & Bar
- U** Copa Café
- V** Starbucks
- W** Browns Socialhouse
- X** Grand Palace Restaurant
- Y** Chada Thai
- Z** Urban Gate Bar & Grill

## EVERGREEN EXTENSION

The Millennium Line Evergreen Extension is a rapid transit line that connects Coquitlam to Vancouver via Port Moody and Burnaby. The Evergreen Extension is a fast, frequent and convenient SkyTrain service, connecting Coquitlam Town Centre through Port Moody to Lougheed Town Centre in approximately 15 minutes. It connects without transfer to the current SkyTrain network at Lougheed Town Centre Station and integrates with regional bus and West Coast Express networks.





# Sophora

AT THE PARK



*What makes Coquitlam so unique is also what makes it such a great place to live and work. Urban in spirit with nature at its heart, it is a place that connects people to the essence of the West Coast.*

*Polygon's Sophora at the Park offers prime retail and office space steps from the shops and services of Coquitlam Town Centre and the conveniences of the SkyTrain network.*

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