



FOR SALE

Strata Lot 35, 2992 Glen Drive, Coquitlam



643 SF OFFICE SPACE AVAILABLE

For more information, please contact

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Executive Summary

PROPERTY OVERVIEW

This unit is located in a dedicated 15 storey boutique office tower. It's 643 sf affordable strata office on the 10th floor with easterly views. Common washrooms with access from a common hallway supported by 2 elevator. Parking is underground and this unit has 1 stall allocated to it. Lots of street parking in the area. Estimated completion is Fall 2024. This is an assignment of CPS. As an extra bonus you will be able to enjoy the Penthouse Amenity Space located on the 15th floor.

AREA OVERVIEW

Diagram is located at the centre of Coquitlam's commercial hub just steps away from the Skytrain (Evergreen Line). Employees will enjoy and 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, or taking a stroll through Glen Park.

DETAILS

Maintenance Fees:	\$401.51
Unit Size	643 sf (area subject to change)
Zoning:	C7 (ask agent for more details)
Base Building Finishing:	Bare Shell (See Schedule B, Section 11 of the original CPS for details)
Parking:	One exclusive stall. (See Disclosure Statement for further parking details)
Completion:	Fall 2024
Price:	\$645,000.00



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