



# FOR LEASE

**Strata Lot 4 and 12  
2992 Glen Drive, Coquitlam**



## HIGH EXPOSURE OFFICE OPPORTUNITY

For more information, please contact

**Bobbi Crandall 778.773.5157**

Personal Real Estate Corporation

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# OFFICE FOR LEASE

## Executive Summary

### DESCRIPTION

Opportunity to lease brand new Office space in this brand new 15 storey boutique office tower, The Diagram, built by Cressey. Conveniently located in the heart of Coquitlam commercial hub on Glen Drive close to Coquitlam Centre Mall. This desirable prime retail location is located in a high density area, a high traffic area with local amenities, a high walk score, and thousands of cars passing daily. Building will be ready for Occupancy November, 2024.

### ZONING

C-7 Commercial

### DETAILS

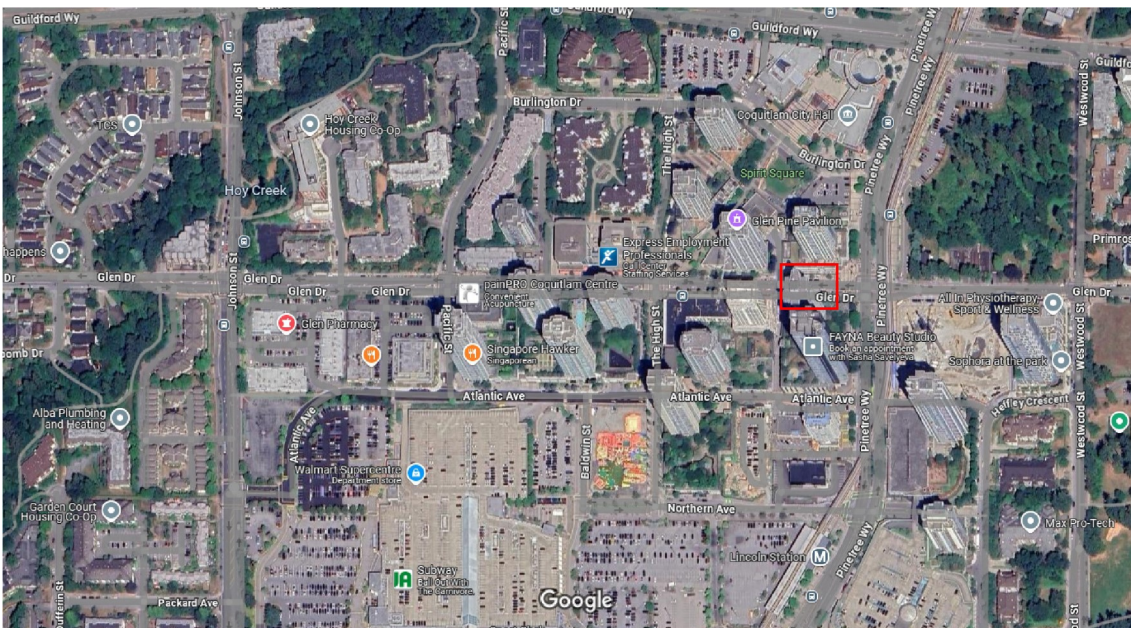
#### AVAILABILITY:

**SL 4 - 1,018 sf plus 714 sqft private patio**

Base Rent	\$ 48.00 per sqft per annum
Est. Additional Rent	<u>\$ 15.00 per sqft per annum</u>
Total Monthly Rent	\$5,344.50 per month (plus GST)

**SL 12 - 929 sf**

Base Rent	\$ 43.00 per sqft per annum
Est. Additional Rent	<u>\$ 15.00 per sqft per annum</u>
Total Monthly Rent	\$4,490.17 per month (plus GST)



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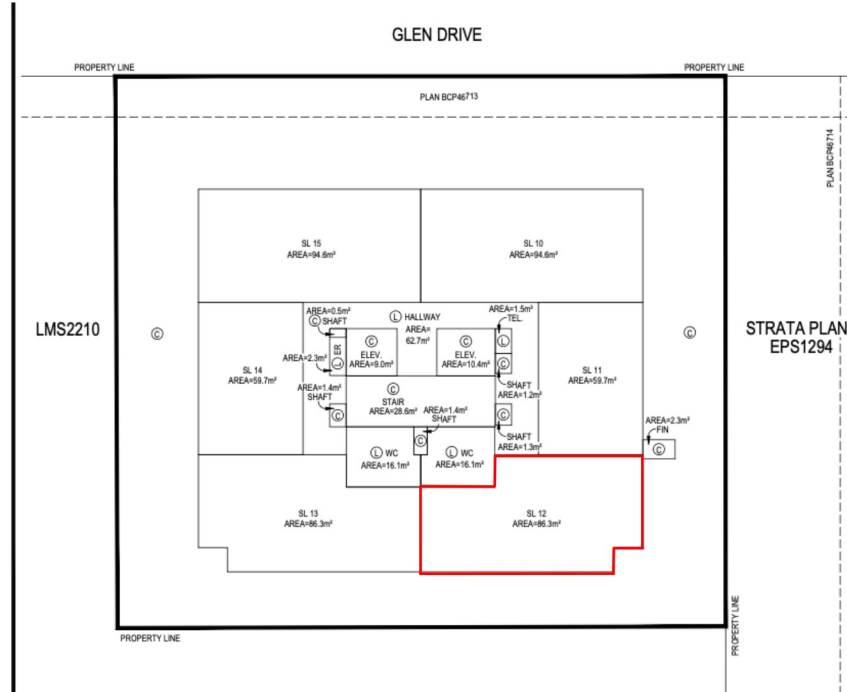
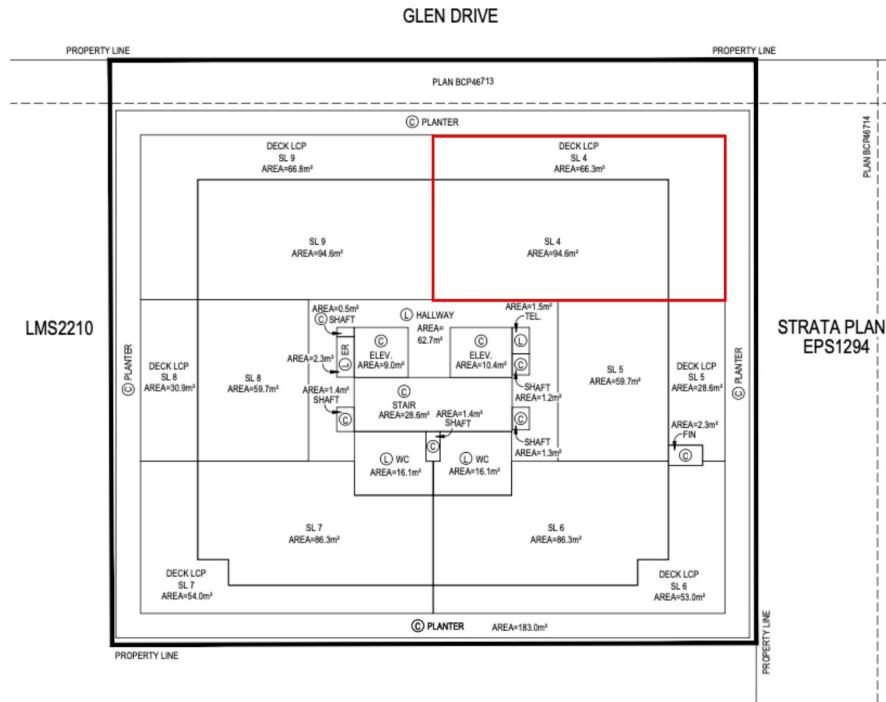
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