

MERIDIAN

By  TOWNLINE

 NICOLA
WEALTH
REAL ESTATE

COMMERCIAL FOR LEASE

515 Cottonwood Avenue &
502 Clarke Road
Coquitlam, BC

 CUSHMAN &
WAKEFIELD

AVAILABLE NOW

NEW, TRANSIT-ORIENTED COMMERCIAL SPACE
ONE UNIT REMAINING!

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THE OPPORTUNITY

Meridian by Townline, located at Cottonwood Avenue and Clarke Road, is offering A-Class leasing opportunities in the centre of Burquitlam's growing community. The total of 10,487 SF of prime office & retail spaces available at Meridian are collection of 3 units of office/retail on the 2nd floor, and 2 CRU units, all with the potential of being demised together for a larger footprint. Meridian's commercial offering complements the 32-storey residential rental high-rise development to create mixed-use spaces that enrich the neighbourhood, and the daily experience of the people who live and work within them.

Imagine new transit-oriented units with floor-to-ceiling windows and open plans that allow you to design a space that suits your needs. With excellent frontage, signage opportunities and the potential to add a patio for the right tenant, Meridian's commercial space provides much-needed contemporary work environments in an urban centre.

With advanced design and innovative spaces that maximize efficiency while providing growth opportunities, Meridian will allow you to take your business to the next level. By investing in your business with premier space, you're investing in the future.

COMMERCIAL UNIT SUMMARY

2nd Floor	5,512 SF - LEASED
Ground	4,975 SF - 2,037 SF AVAILABLE
Total Commercial	10,487 SF

THE LOCATION

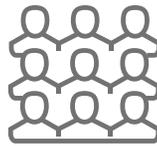
CONNECTED AT EVERY LEVEL

Located adjacent to the Evergreen SkyTrain line and just steps from a surplus of urban amenities makes Meridian a fantastic opportunity to both retail and office tenants.

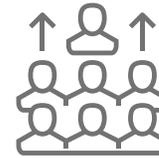
The expansion of the Evergreen SkyTrain Line has brought new energy to this rapidly increasing growing neighbourhood, where an enriched lifestyle opportunity awaits. From your office in the heart of this vibrant urban centre, a number of parks, trails, and greenspaces are easily accessible - as is the city at large.

A four-minute walk from Meridian will take you to the Burquitlam SkyTrain Station, offering the convenient option to travel anywhere from Douglas College Coquitlam to downtown Vancouver. It's a quick jaunt to Burnaby Lake or Burnaby Mountain, multiple neighbourhood parks, or out to stunning Rocky Point Park - and an easy commute to almost anywhere in Metro Vancouver.

NEIGHBOURHOOD DEMOGRAPHICS (WITHIN 5 KM)



165,372
TOTAL POPULATION



9.2%
POPULATION CHANGE
(2022 - 2027)



\$119,950
AVERAGE HOUSEHOLD
INCOME



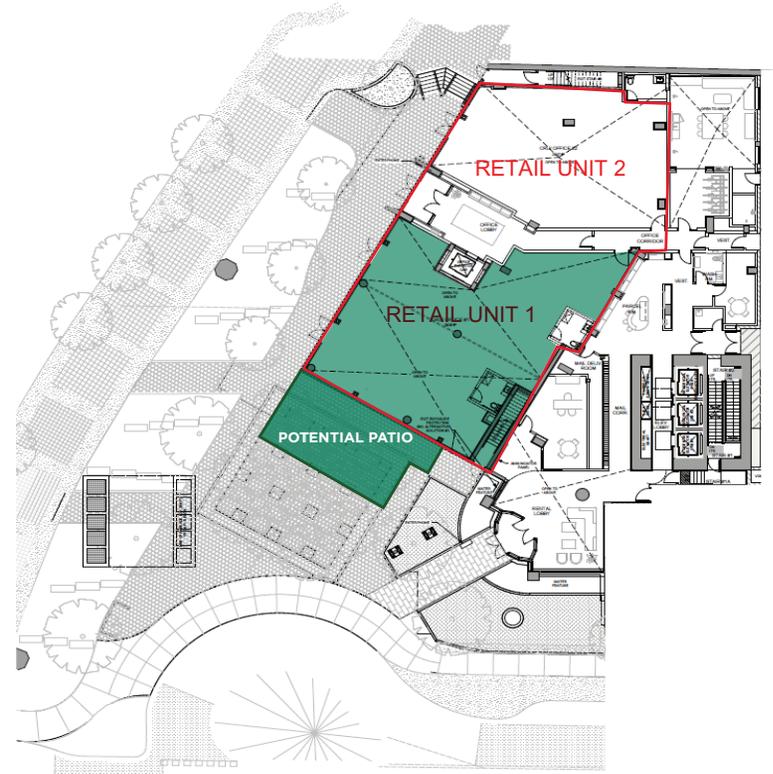
33.5%
BACHELOR'S DEGREE
& HIGHER



41
MEDIAN AGE



3,654
TOTAL BUSINESSES

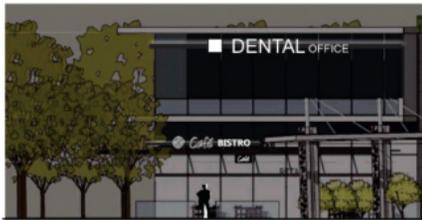


2.1 SIGN TYPE 2: UPPER SIGN DISPLAY

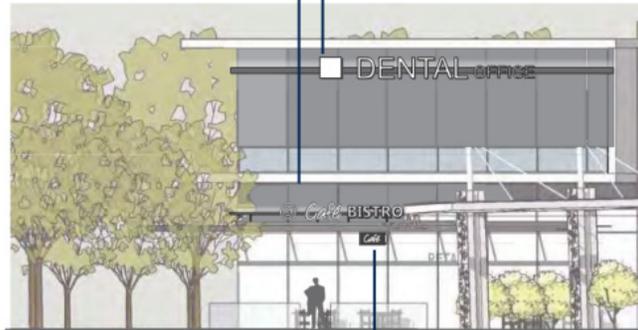
ILLUMINATED DISPLAY / LOGO [Exterior]

3 SIGN TYPE 3: LOWER SIGN DISPLAY

ILLUMINATED DISPLAY / LOGO [Exterior]



NIGHT VIEW



SOUTH ELEVATION

4 SIGN TYPE 4: BLADE SIGNAGE

ILLUMINATED DISPLAY / LOGO [Exterior]

RETAIL UNITS

UNIT	STATUS	USABLE SIZE (SF)
CRU 1	LEASED	2,938
CRU 2		2,037
PATIO	LEASED	708

SALIENT DETAILS

NET RENT	Contact Leasing Agent
ADDITIONAL RENT	\$15 psf (2025 estimate)
OCCUPANCY	Available Immediately
CEILING HEIGHT	Ground Floor: 14' Second Floor: 9'6"
PARKING	61 Total Commercial Stalls

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LOCATION HIGHLIGHTS

RESTAURANTS & COFFEE SHOPS

- 1 Viva La Pizza
- 2 Pizza Factory
- 3 KFC
- 4 Bjornbar Bakery
- 5 Freshii
- 6 Kajol Restaurant
- 7 Starbucks
- 8 Tim Hortons

GROCERIES

- 9 Safeway
- 10 Save-On-Foods
- 11 BC Liquor Store

PHARMACIES & MEDICAL CENTERS

- 12 Pharmasave
- 13 Shoppers Drug Mart

FITNESS

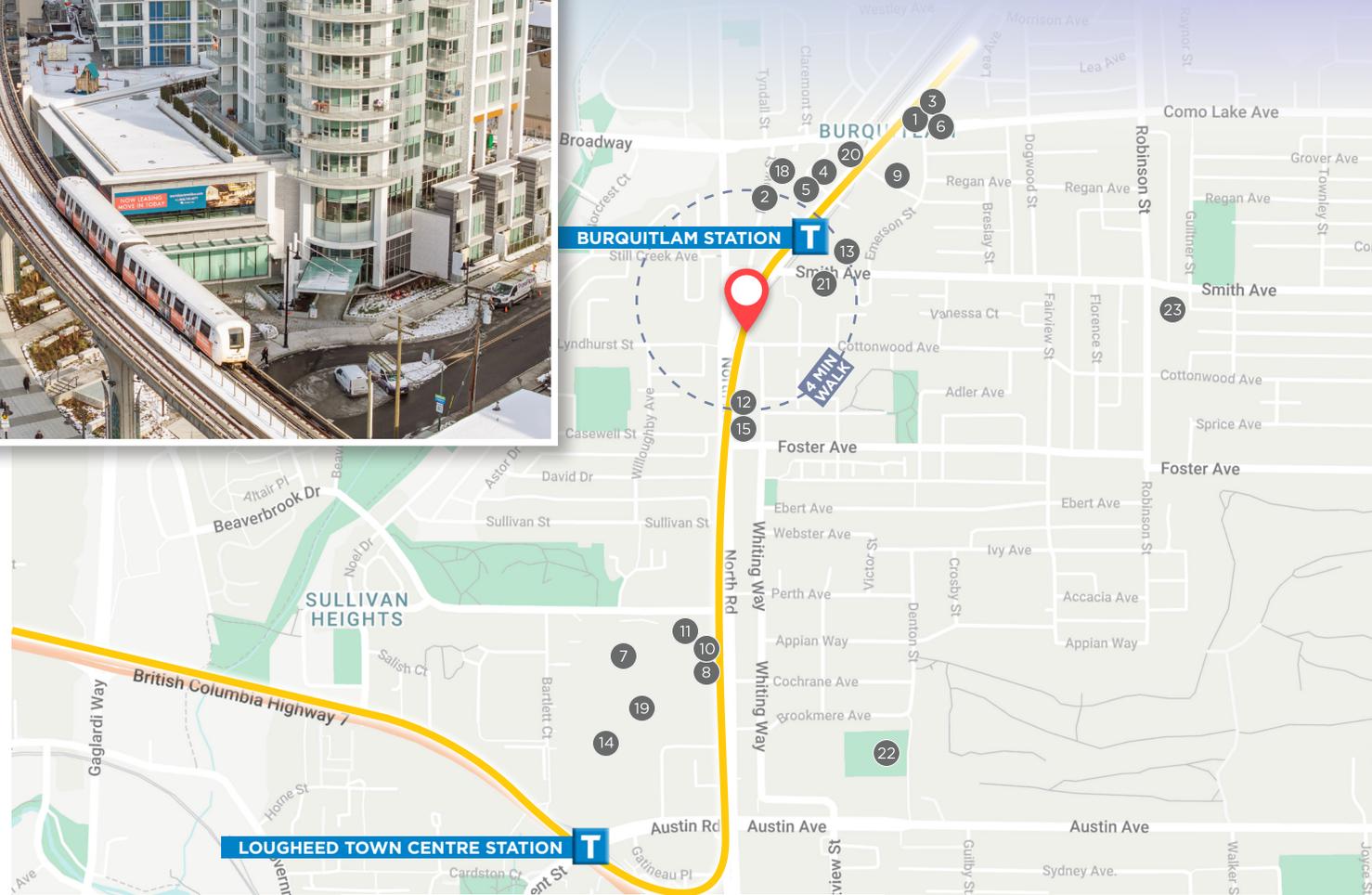
- 14 Fitness World
- 15 F45 Training Lougheed

FINANCIAL

- 18 RBC
- 19 CIBC
- 20 Prospera Credit Union

CHILDCARE FACILITIES

- 21 Cypress Child Centre
- 22 Future Kids Daycare
- 23 Mountainview Group Daycare



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