

# 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!



# MERIDIAN

By  TOWNLINE

 NICOLA  
WEALTH  
REAL ESTATE

## COMMERCIAL FOR LEASE

515 Cottonwood Avenue &  
502 Clarke Road  
Coquitlam, BC



### 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 - <b>LEASED</b>             |
| Ground                  | 4,975 SF - <b>2,037 SF AVAILABLE</b> |
| <b>Total Commercial</b> | <b>10,487 SF</b>                     |

### 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.

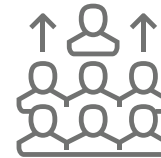
A four-minute walk from Meridian will take you to the Burquitlam SkyTrain Station, offering the convenient option to travel anywhere from Douglas College Coquitlam to downtown Vancouver. It's a quick jaunt to Burnaby Lake or Burnaby Mountain, multiple neighbourhood parks, or out to stunning Rocky Point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



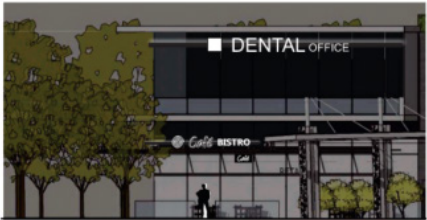
**3,654**

TOTAL BUSINESSES

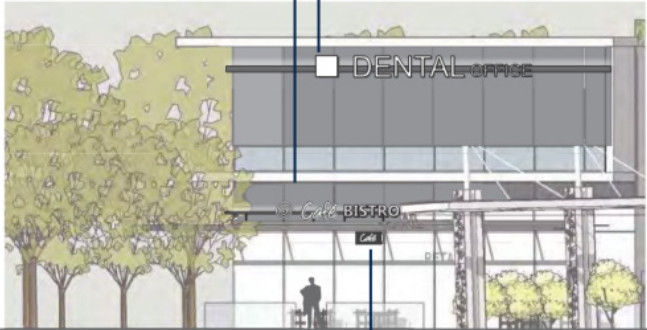


2.1 SIGN TYPE 2: UPPER SIGN DISPLAY  
ILLUMINATED DISPLAY / LOGO [Exterior]

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  |        | 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'<br>Second Floor: 9'6" |
| PARKING         | 61 Total Commercial Stalls              |



# MERIDIAN

By  TOWNLINE

 NICOLA  
WEALTH  
REAL ESTATE

## COMMERCIAL FOR LEASE

515 Cottonwood Avenue &  
502 Clarke Road  
Coquitlam, BC



### 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

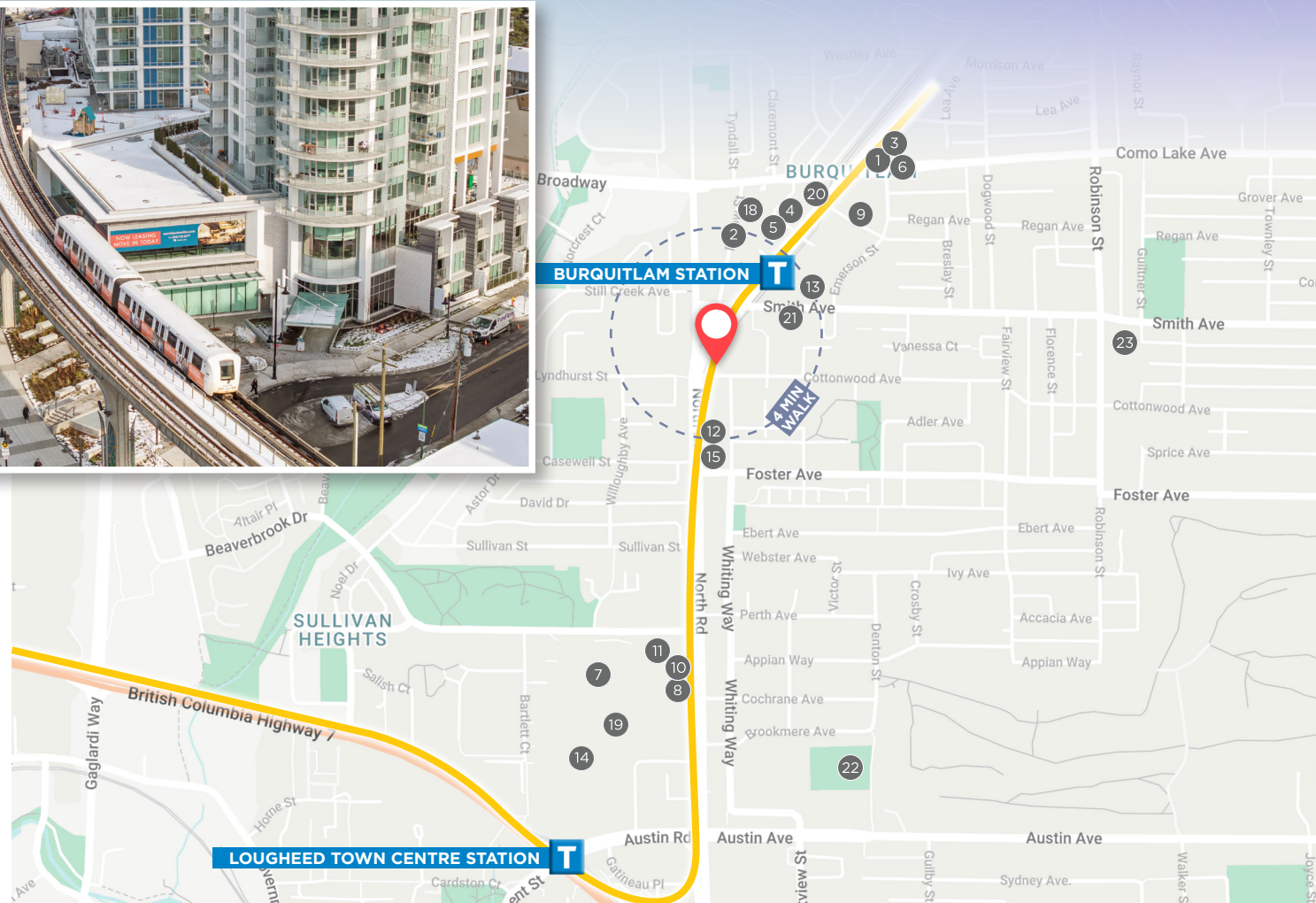
- 14 Fitness World
- 15 F45 Training Lougheed

#### FINANCIAL

- 18 RBC
- 19 CIBC
- 20 Prospera Credit Union

#### CHILDCARE FACILITIES

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



### Craig W. Ballantyne

Personal Real Estate Corporation  
Senior Vice President  
Commercial Sales & Leasing  
604 608 5928  
craig.ballantyne@cushwake.com

### Liam Boulton

Senior Associate  
604 629 5023  
liam.boulton@cushwake.com

Suite 1200 - 700 West Georgia Street  
PO Box 10023, Pacific Centre  
Vancouver, BC V7Y 1A1  
604 683 3111 / cushmanwakefield.ca