



SOCO
BY ANTHEM

OFFICE FOR LEASE

A-CLASS OFFICE

504 YOUNG DRIVE
COQUITLAM, BC

Anthem 

 **CUSHMAN &
WAKEFIELD**



OPPORTUNITY

Arrive to work through a dedicated office lobby as you enter into a welcoming space featuring high ceilings and an assortment of amenities; a bastion of business where companies both new and experienced can make their mark. SOCO's Phase 1 is offers 47,206 square feet of office space across three levels interconnected with a rising skyline in the heart of South Coquitlam. SOCO is a master planned urban mixed-use community located on North Road in Coquitlam. Tapping into the commuting network with access to Transit, Highway 1, and Lougheed Highway makes SOCO Phase 1 easily reachable for all of Metro Vancouver.

Recently completed in 2024, SOCO will has approximately 55,000 square feet of retail and office space and 2,699 residential units in a new urban community hub, combining a premium location with vast amenities and tons of local conveniences. With more than 30 years of experience designing and building over 17,000 homes, Anthem knows what it takes to make a great master planned community, and SOCO checks all the boxes. It is these qualities that will connect you with the vibrant neighbourhood of South Coquitlam. New office space is not often released to the market in Coquitlam, don't miss out on this unprecedented opportunity to lease office space with amenities designed to inspire connection.

HIGHLIGHTS

- 47,206 sf of offi ce space available with ceiling heights of 11 feet (Level 2 & 3) and 14 feet (Level 4)
- Prominent location along North Road with exposure to ~21,000 vehicles per day
- 10 minute walk from Lougheed SkyTrain Station connecting transit users to the Millennium Evergreen Extension
- Office amenities including end of trip facilities with private showers, bike lockers, secured parking, and freight elevators
- Approximately 144 dedicated retail and office parking stalls

PHASE 1 NORTH TOWER PROPERTY DETAILS

Total Floors: 3

Project Timing: Available Now

Asking Price: Contact Listing Agents for details

Available Space:

Level 2	14,128 SF
Level 3	16,843 SF
Level 4	16,235 SF

Total Office Area: **47,206 SF**

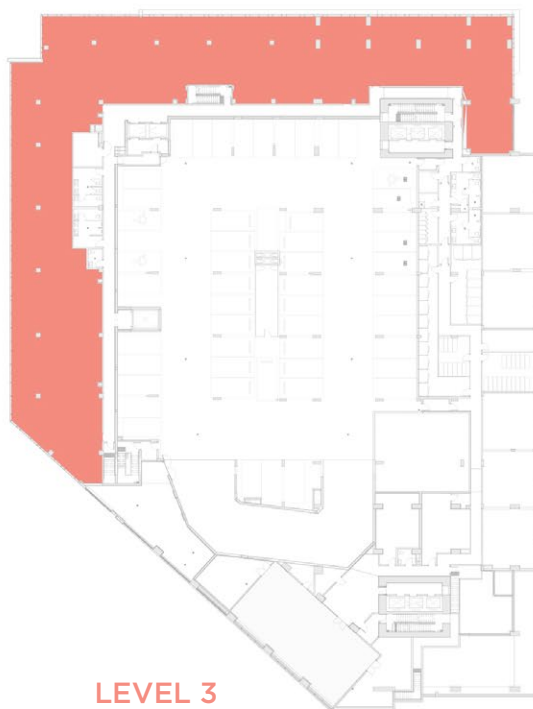


Young Road

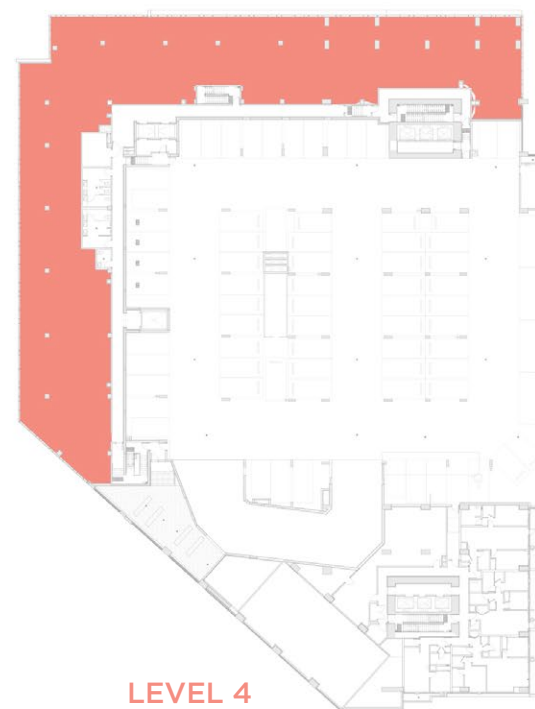
North Road



LEVEL 2



LEVEL 3



LEVEL 4

OFFICE UNITS

201	1,373 SF	
202	1,274 SF	
203	1,242 SF	LEASED
204	1,053 SF	
205	1,448 SF	
206	2,515 SF	LEASED
207	1,200 SF	LEASED
208	1,444 SF	
209	2,315 SF	
Level 3	16,843 SF	
Level 4	16,235 SF	
CEILING HEIGHTS	11 feet (Level 2 & 3) 14 feet (Level 4)	
NET RENT	Contact Leasing Agent	
ADDITIONAL RENT	\$18.75 psf (2025 estimate)	
OCCUPANCY	Available Now	

OFFICE AMENITIES



**SECURED
PARKING**



**BIKE
LOCKERS**



**FREIGHT
ELEVATORS**



**DEDICATED
OFFICE LOBBY**



**END OF TRIP
FACILITIES**

CONNECTED IN EVERY SENSE

SOCO puts you in a sweet spot. Within a 10-minute walk to SkyTrain, access to the Lower Mainland's best transportation links to take you wherever, whenever you want, and a network of bike paths surrounding you, SOCO is connected in every sense of the word.

Located in the heart of a new urban lifestyle hub, just steps from Lougheed Town Center combined with north-south/east-west connectors, getting anywhere from SOCO couldn't be easier.

← BURNABY

PHASE 1
SOUTH TOWER
269 Homes

PHASE 1
NORTH TOWER
514 Homes

PHASE 2
306 Homes

PHASE 3
430 Homes

PHASE 4
649 Homes

FUTURE PHASE 5
649 Homes

COQUITLAM

PHASE 2
171 Homes

TRANS-CANADA HIGHWAY

LOCATION

SOCO is a bold and energetic 1.8 million square foot, master planned, mixed use community in South Coquitlam. Located on North Road in Coquitlam and situated north of Highway 1, makes occupancy at SOCO effortless and wonderfully vibrant. The project will serve as a gateway to Coquitlam and will comprise of five residential towers, a six-storey rental building, three levels of office space, retail space and a daycare.

Phase One of SOCO is a unique opportunity to work and thrive like you've always wanted with a connection to shops, restaurants, entertainment, wellness, and everyday conveniences like secured parking and end of trip facilities complete with showers and bike lockers.

With the population expected to double in the next two decades within the area around Burquitlam, now is the time to secure a spot amongst a new community hub capable of responding to the needs of the entire community as it grows and evolves, far into the future.

NEIGHBOURHOOD DEMOGRAPHICS

(WITHIN 5 KM)

185,097

Total Population

1.9%

Population Change
(2022-2025)

32.7%

Bachelor Degree &
Higher Education

41.5

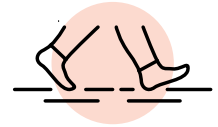
Median Age

\$115,922

Average Household Income

4,398

Total Businesses



69

WALK SCORE
VERY WALKABLE



66

BIKE SCORE
VERY BIKEABLE



83

TRANSIT SCORE
EXCELLENT TRANSIT

MAP KEY

LEARN

1. Propel Montessori Preschool
2. Rochester Elementary
3. Our Lady of Fatima School
4. Alderson Elementary
5. St Michael's School
6. Urban Academy School
7. Cameron Elementary

EAT

1. Joey Coquitlam
2. Sun Star Restaurant
3. ARISU Authentic Korean BBQ
4. Pho Capital
5. Wings Coquitlam
6. The Wild Fig Restaurant
7. Hee Rae Deung Restaurant
8. White Spot
9. Sushi California
10. My Greek Taverna
11. Basak Café

SERVICES

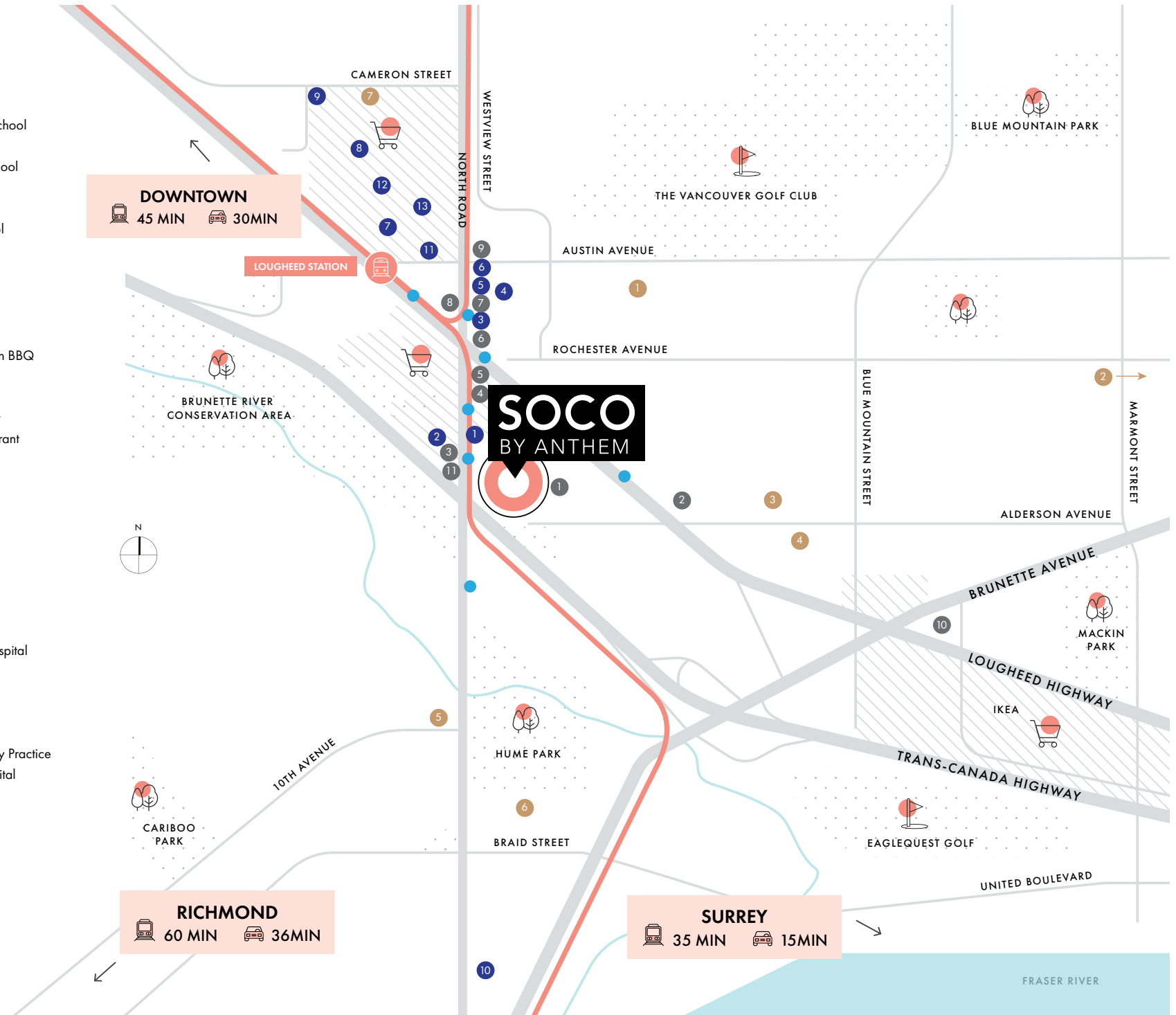
1. TD Bank
2. KEB Hana Bank
3. HSBC Bank
4. North Road Animal Hospital
5. RBC Royal Bank
6. Scotia Bank
7. CIBC Bank
8. BMO Bank
9. Elicare Lougheed Family Practice
10. Royal Columbian Hospital
11. PriceSmart Foods
12. London Drugs
13. The City of Lougheed

SHOPPING

PARK

SKYTRAIN LINE

BUS STOPS





Founded in 1991, Anthem is a team of more than 750 people driven by creativity, passion and direct communication. Anthem has invested in, developed or managed – alone or in partnership – more than 385 residential, commercial and retail projects across western North America. Our growing residential portfolio includes 31,500 homes that are complete, in design or under construction, from master planned mixed use residential and multifamily, to townhome, rental and single-family communities. We own, co-own, manage or have previously owned over 10 million square feet of retail, industrial and office space. We have developed more than 60 communities across 9,000 acres of land in Alberta, British Columbia and California.

Anthem is a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities.

We are Growing Places.

www.anthemproperties.com



CUSHMAN & WAKEFIELD

As a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners, Cushman & Wakefield is among the largest real estate services firms with approximately 52,000 employees in 400 offices and 60 countries, managing more than 4.8 billion sf of commercial real estate space on behalf of institutional, corporate and private clients. C&W provides value-added, client focused sales, leasing, advisory, management, and financials services to owners and occupiers of office, retail, industrial and multi-residential properties around the globe. Fuelled by ideas, expertise and dedication across borders and beyond service lines, we create real estate solutions to prepare our clients for what's next.

Life Is What We Make It.

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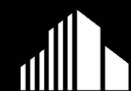


SOCO
BY ANTHEM

OFFICE FOR LEASE

317 NORTH ROAD
COQUITLAM, BC

Anthem 

 **CUSHMAN & WAKEFIELD**

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