



**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. Currently, SOCO's Phase 1 is offering 46,805 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.

Scheduled for completion in Q2 2024, SOCO will have approximately 55,000 square feet of retail and office space and 2,189 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

- 46,805 sf of office 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:** Q2 2024

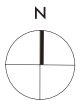
**Asking Price:** Contact Listing Agents for details

### Available Space:

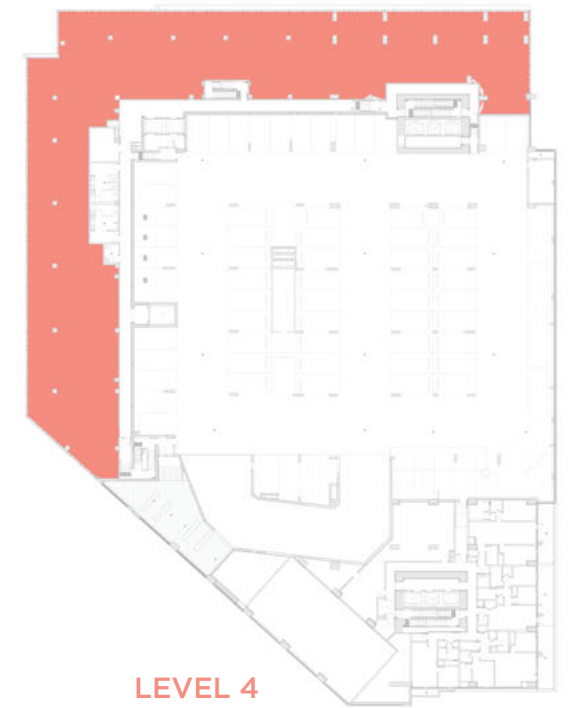
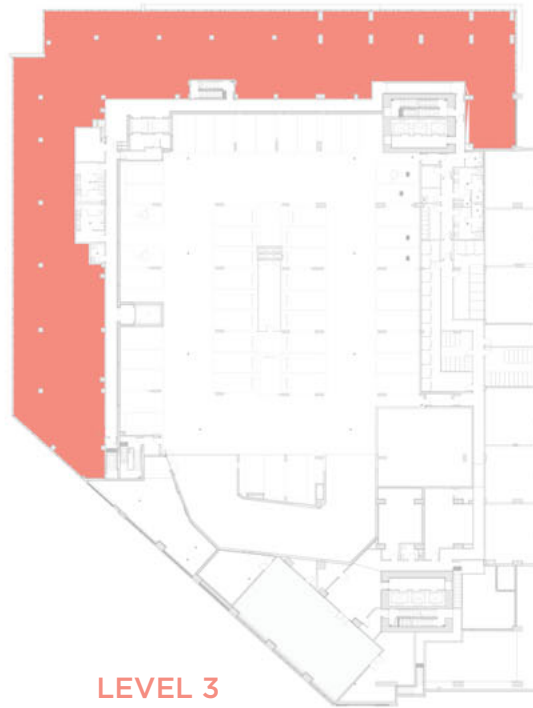
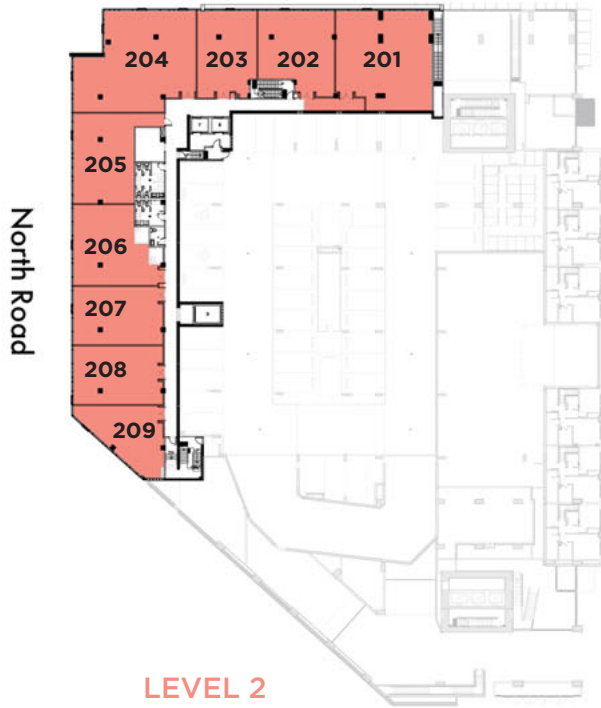
Level 2	13,460 SF
Level 3	16,865 SF
Level 4	16,480 SF

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**Total Office Area:** **46,805 SF**



Young Road



Suite 201	2,167 SF
Suite 202	1,414 SF
Suite 203	1,200 SF
Suite 204	2,515 SF
Suite 205	1,402 SF
Suite 206	1,499 SF
Suite 207	1,242 SF
Suite 208	1,249 SF
Suite 209	1,043 SF
Office Level 3	16,865 SF
Office Level 4	16,480 SF
<b>CEILING HEIGHTS</b>	11 feet (Level 2 & 3) 14 feet (Level 4)
<b>NET RENT</b>	Contact Leasing Agent
<b>ADDITIONAL RENT</b>	\$17.50 psf (2024 estimate)
<b>OCCUPANCY</b>	Q2 2024

## 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  
NORTH TOWER  
514 Homes

PHASE 1  
SOUTH TOWER  
269 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 Coquitlam, 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**

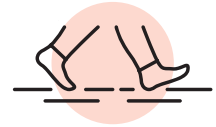
Median Age

**\$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**





## **ANTHEM**

Founded in 1991, Anthem is a team of 450 people driven by creativity, passion and direct communication. Anthem has invested in, developed or managed – alone or in partnership – more than 310 residential, commercial and retail projects across western North America. Anthem’s growing residential portfolio includes 17,500 homes that are complete, in design or under construction, from master planned mixed use residential and multifamily, to townhome and single family communities. They own, co-own, manage or have previously owned over 8.5 million square feet of retail, industrial, residential rental and office space. They have developed more than 60 communities across 7,400 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](http://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.

[www.cushmanwakefield.ca](http://www.cushmanwakefield.ca)



**SOCO**  
BY ANTHEM

**OFFICE FOR LEASE**

**317 NORTH ROAD**  
COQUITLAM, BC

**Anthem** 

 **CUSHMAN & WAKEFIELD**

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