HQ Commercial

COQUITLAM SQUARE

NOW OFFERED AT **$34,000,000**

1.819-ACRE CITY CENTRE REDEVELOPMENT OPPORTUNITY

JOINT VENTURE PROPOSALS CONSIDERED



PRIME CITY CENTRE LOCATION • EXISTING INCOME • REDEVELOPMENT UPSIDE

2918-2922 Glen Drive, Coquitlam, BC

Across from Coquitlam Centre and within walking distance of Lincoln SkyTrain Station

Dean Thomas, CCIM

Sale & Development Opportunity

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Tom Thiessen, Senior Associate

Leasing Inquiries

604 418 4902 • tommytremax@gmail.com

A CITY CENTRE HOLDING WITH DEVELOPMENT OPTIONALITY

Coquitlam Square comprises one legal lot at 2918-2922 Glen Drive. The approximately 1.819-acre site is improved with two commercial buildings totalling approximately 37,500 SF, with an established mix of retail and office tenancies. The property provides existing income while offering a strategic position in the heart of Coquitlam City Centre.



CURRENT DEVELOPMENT POSITION

DA Architects + Planners completed a July 2026 pre-application submission for redevelopment of the site. The current concept contemplates 42-storey Tower A and 36-storey Tower B above a four-storey podium, together with an eight-storey hotel, commercial space, residential amenities and childcare facilities. Supporting planning, architectural and due-diligence material is available in the project data room.

42 + 36 STOREYS Illustrative tower configuration



Rendering for illustrative purposes only. Not an approved development or architectural design.

THE OPPORTUNITY AT A GLANCE

LOCATION

Coquitlam City Centre
Across from Coquitlam Centre
±400 metres to Lincoln SkyTrain

ACCESS

Lougheed Highway
Barnet Highway Rapid transit connections throughout Metro Vancouver

EXISTING IMPROVEMENTS

Two commercial buildings
±37,500 SF existing improvements
Retail and office tenancies

DUE DILIGENCE

Comprehensive online data room with planning, financial and supporting property information.

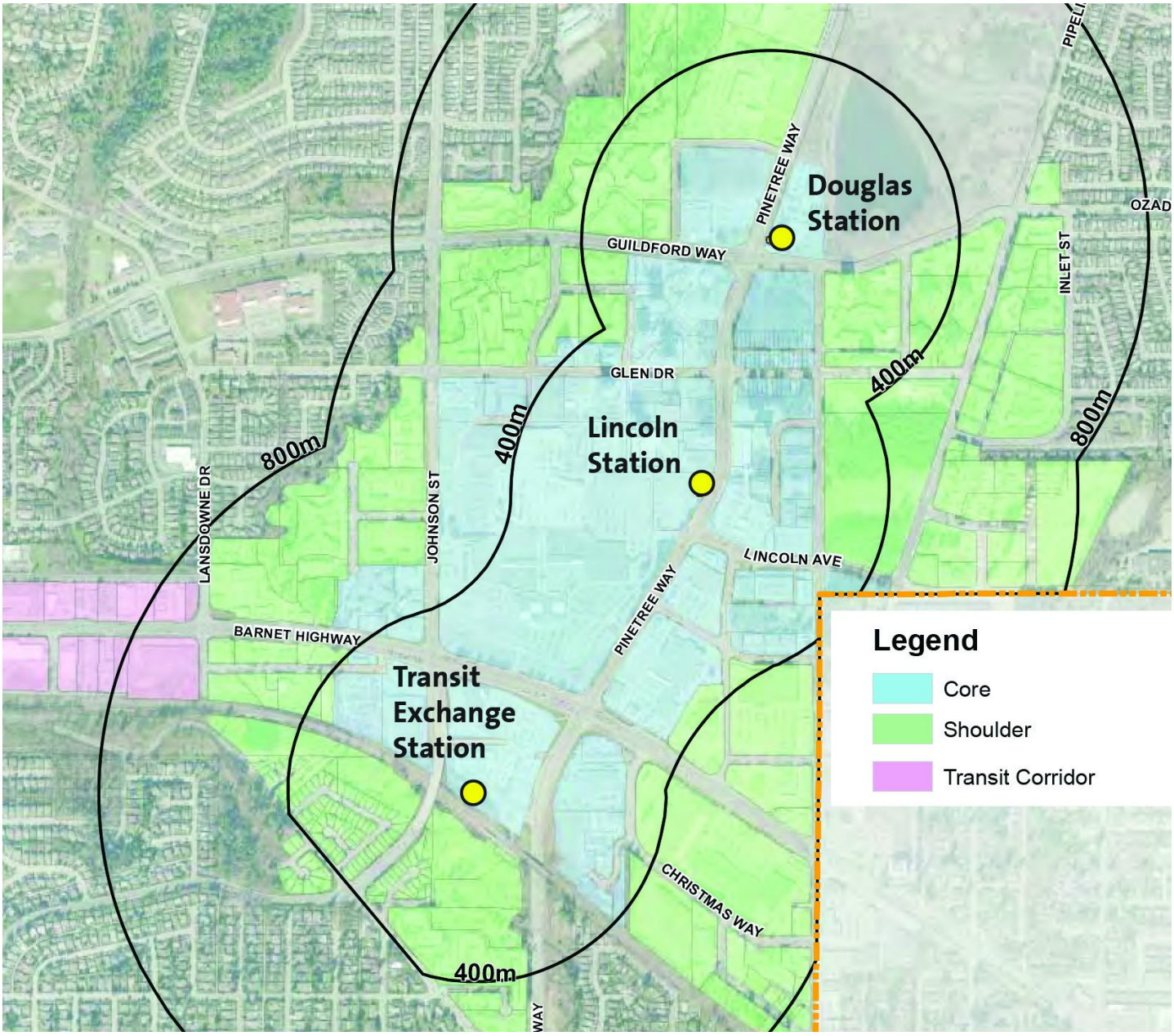
Civic Address	2918-2922 Glen Drive
Legal Description	Lot 148, District Lot 384A Group 1 NWD Plan 66060
PID	000-833-274
Site Area	79,244 SF / 1.819 Acres
Frontage	Approx. 282 Feet
Year Built	1979
Current Base Rent	Approx. $1.03M annualized*
Management Fee	5% of base rent under all leases
Data Room	Available online
Asking Price	**$34,000,000**

*

Approximate current contractual base-rent run-rate based on the October 2026 rent roll. Operating-cost and tax recoveries are additional. Purchasers should rely on lease and financial due diligence.

CONNECTED TO THE REGION

Coquitlam Square sits within the established City Centre transit network, near Lincoln and Lafarge Lake-Douglas SkyTrain stations and directly across from Coquitlam Centre. The location supports a long-term high-density, mixed-use redevelopment thesis.



TRANSIT + RETAIL + CITY CENTRE

A strategic urban holding in one of Coquitlam's principal growth areas.

COQUITLAM SQUARE

PROJECT INFORMATION & DATA ROOM

coquitlamsquare.com | coquitlamsquare.com/data-room/

SALE & DEVELOPMENT OPPORTUNITY

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LEASING INQUIRIES

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IMPORTANT INFORMATION

Development imagery is for illustrative purposes only and is not an approved development or architectural design. Development potential, density, uses, costs and approvals are subject to purchaser due diligence and the requirements and approvals of the City of Coquitlam and other applicable authorities.

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