

2755 LOUGHEED HIGHWAY, PORT COQUITLAM
TURNKEY OFFICE AND RETAIL SPACES AT POCO PLACE

**FOR
LEASE**



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CENTRAL COQUITLAM

COQUITLAM CENTRE

PINETREE VILLAGE

SHOPPERS DRUG MART

SAVE-ON-FOODS

Over 40 shops and services plus a 7-storey office building

WESTWOOD ST

WESTWOOD MALL

SUBWAY

573 surface parking stalls for visitors

LOUGHEED HWY

Welcome to Poco Place

Poco Place, located at the northeast intersection of Lougheed Highway and Westwood Street, offers an excellent location for retail and office spaces. This site provides outstanding visibility and access to Lougheed Highway. Key tenants such as H-Mart, Canada Computers, Pomme Natural Market, Michaels, and TD Bank anchor the centre.

The mall is conveniently situated near transit stations, making it easily accessible and well-positioned to take advantage of the amenities essential for retail or office occupants. Within walking distance to Lincoln and Coquitlam Central SkyTrain Stations, the area around the mall is experiencing rapid densification and population growth. The property also offers 573 surface parking spots, is only minutes away from Coquitlam Centre, and is a brief 10-minute drive from Highway 1.


Highlights

 Over 40 shops and services plus a 76,792 SF office building

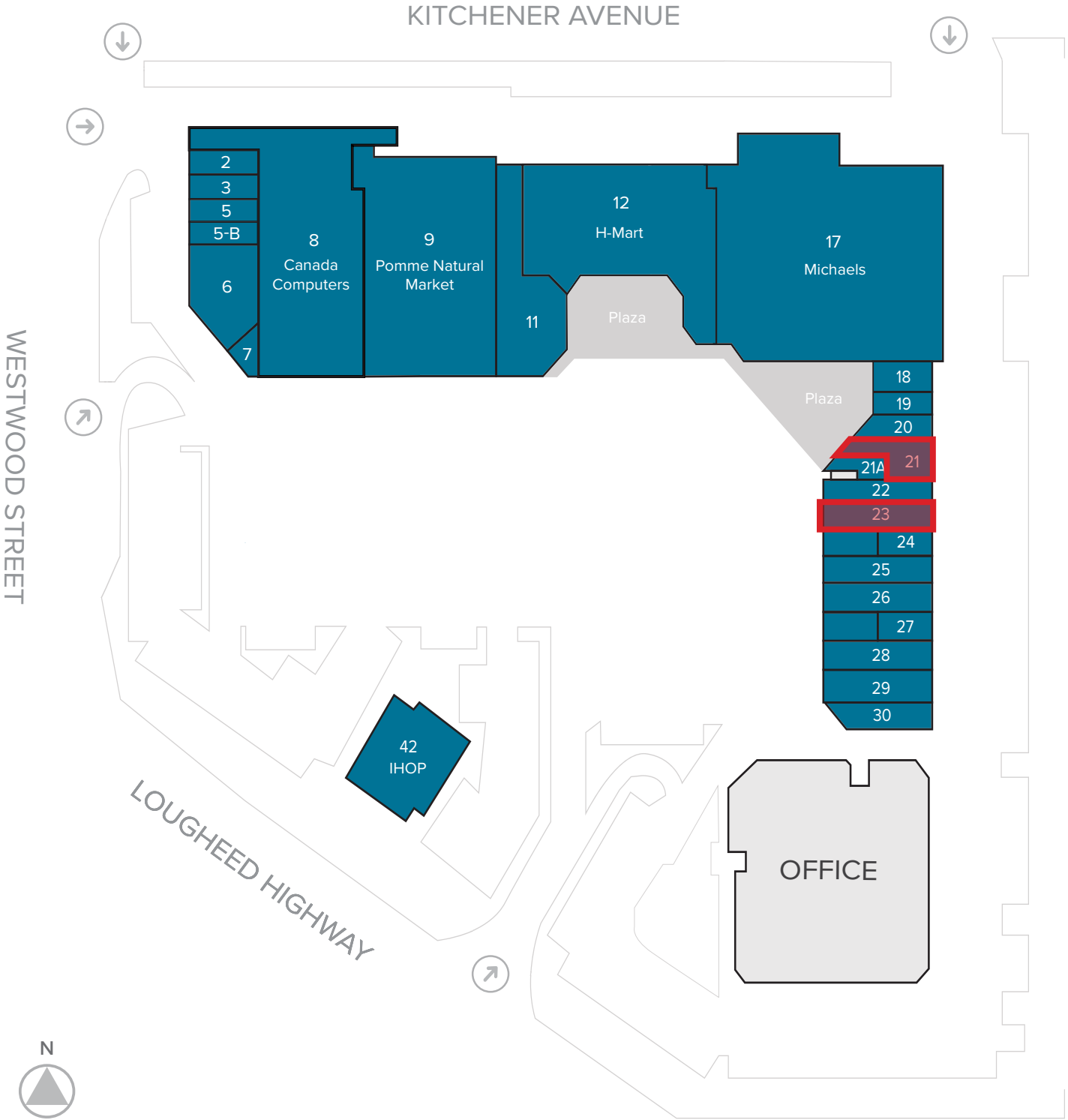
 Prominent signage opportunities

 On-site parking available for staff and customers

 Exposure onto Lougheed Highway with daily traffic volume of approximately 50,815 vehicles

 Within walking distance to Coquitlam Central SkyTrain Station, Lincoln SkyTrain Station, and Port Coquitlam West Coast Express Station

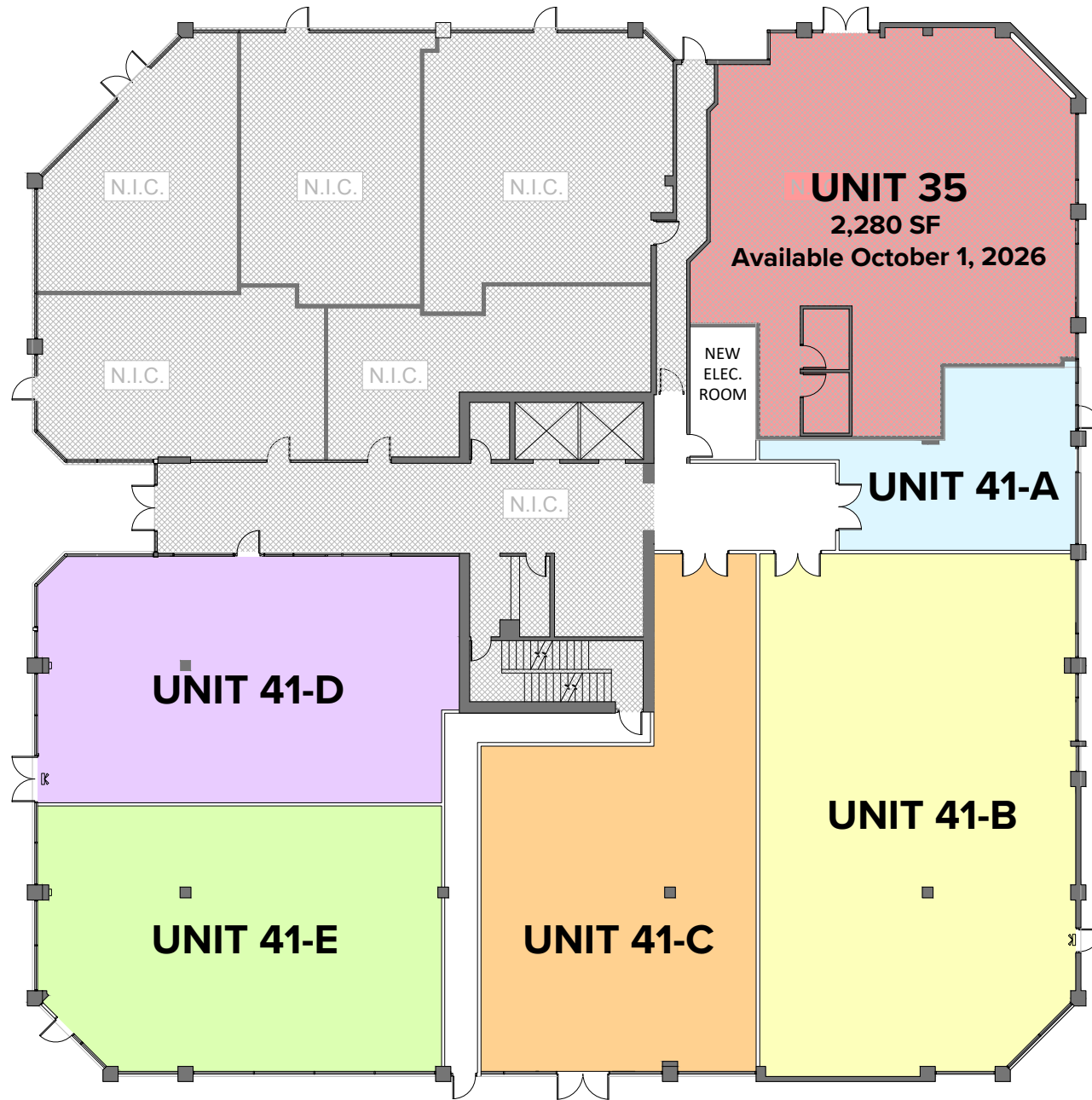
Site Plan



Foxy Box Wax Bar	Earl of Sandwich	Occupied	Wellness	The UPS Store	Available	Available
Unit 31 Retail	Unit 31A Retail	Unit 32 Pharmacy	Unit 35 Retail	Unit 34A Retail	Unit 35 Retail	Units 41-A, 41-B, 41-C, 41-D, 41-E Retail
781 SF	840 SF	839 SF	839 SF	1,127 SF	2,280 SF	9,866 SF

This is a representation for leasing purposes only and should not be used for measurements of any kind. The drawings are not to scale.

Site Plan



Office lobby presence and direct access to Units 41-A / 41-B / 41-C and 41-D

Unit Breakdown & Pricing

Unit	Type	Leasable Area	Demisable Option	Basic Rent	Additional Rent
41-A*	Retail	± 715 SF	Combine Unit 41-A & 41-B: ± 3,812 SF	Contact Listing Agents	\$22.54/SF
41-B	Retail	± 3,097 SF		Contact Listing Agents	\$22.54/SF
41-C	Retail	± 2,097 SF		Contact Listing Agents	\$22.54/SF
41-D	Retail	± 1,956 SF		Contact Listing Agents	\$22.54/SF
41-E	Retail	± 2,001 SF		Contact Listing Agents	\$22.54/SF
21	Retail	± 1,024 SF		Contact Listing Agents	\$17.10/SF
23	Retail	± 1,146 SF		Contact Listing Agents	\$17.10/SF
25 - LEASED					
35	Retail	± 2,280 SF	Combine Unit 41-A & 35: ± 2,995 SF	Contact Listing Agents	\$22.54/SF
370 - LEASED					

*Unit 41-A cannot be leased on its own and must be leased together with either Unit 41-B or Unit 35.

Please contact Listing Agents for exclusivities.

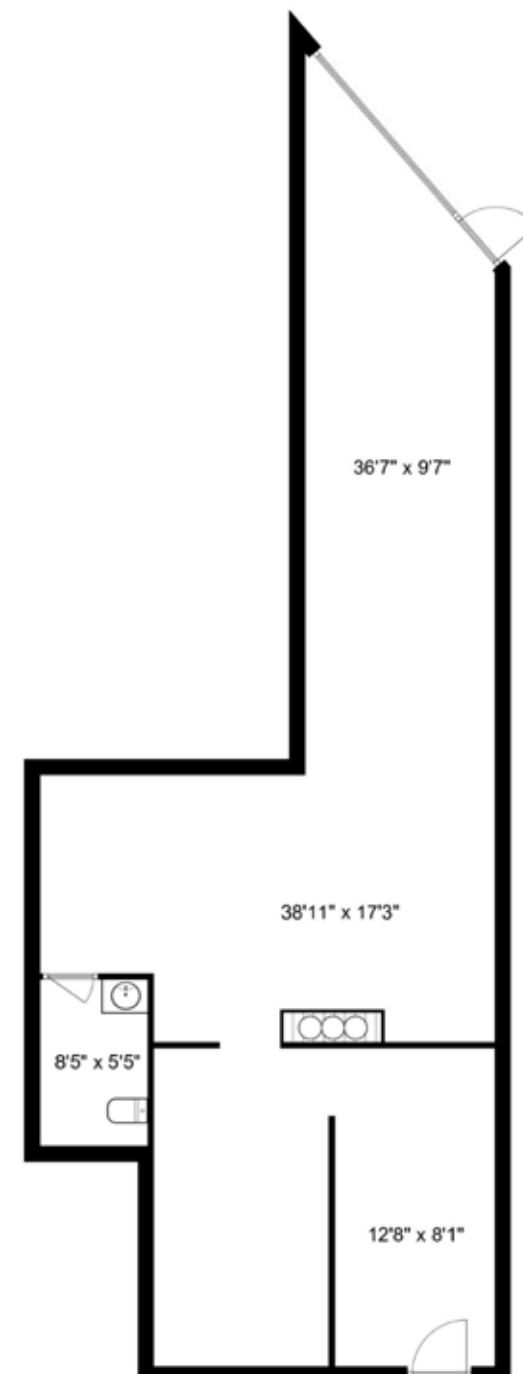


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Our Tenants

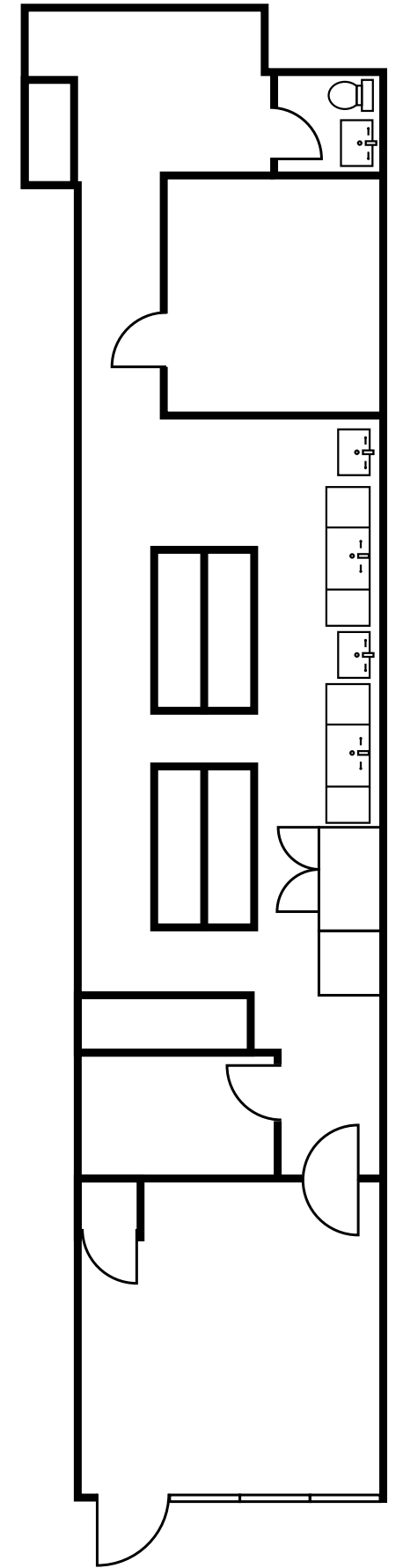
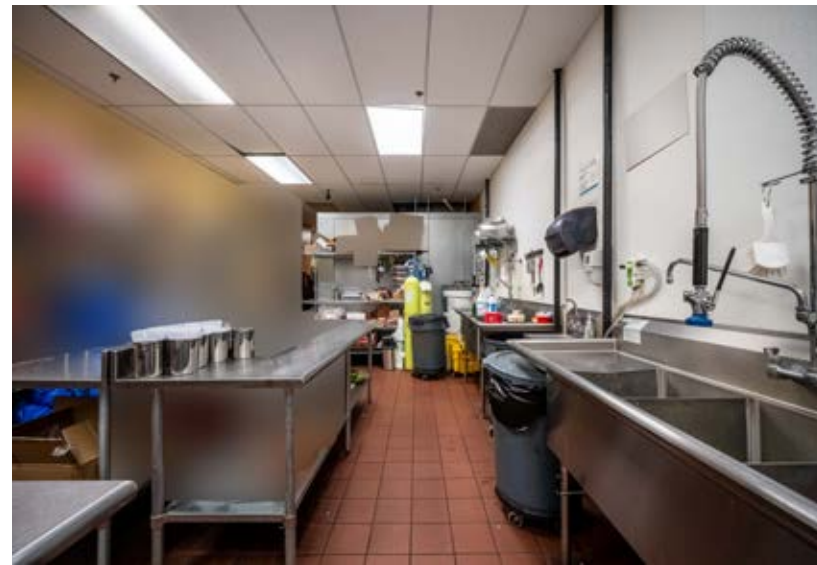


RETAIL
Unit 21



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.

RETAIL
Unit 23



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Amenities

Retail

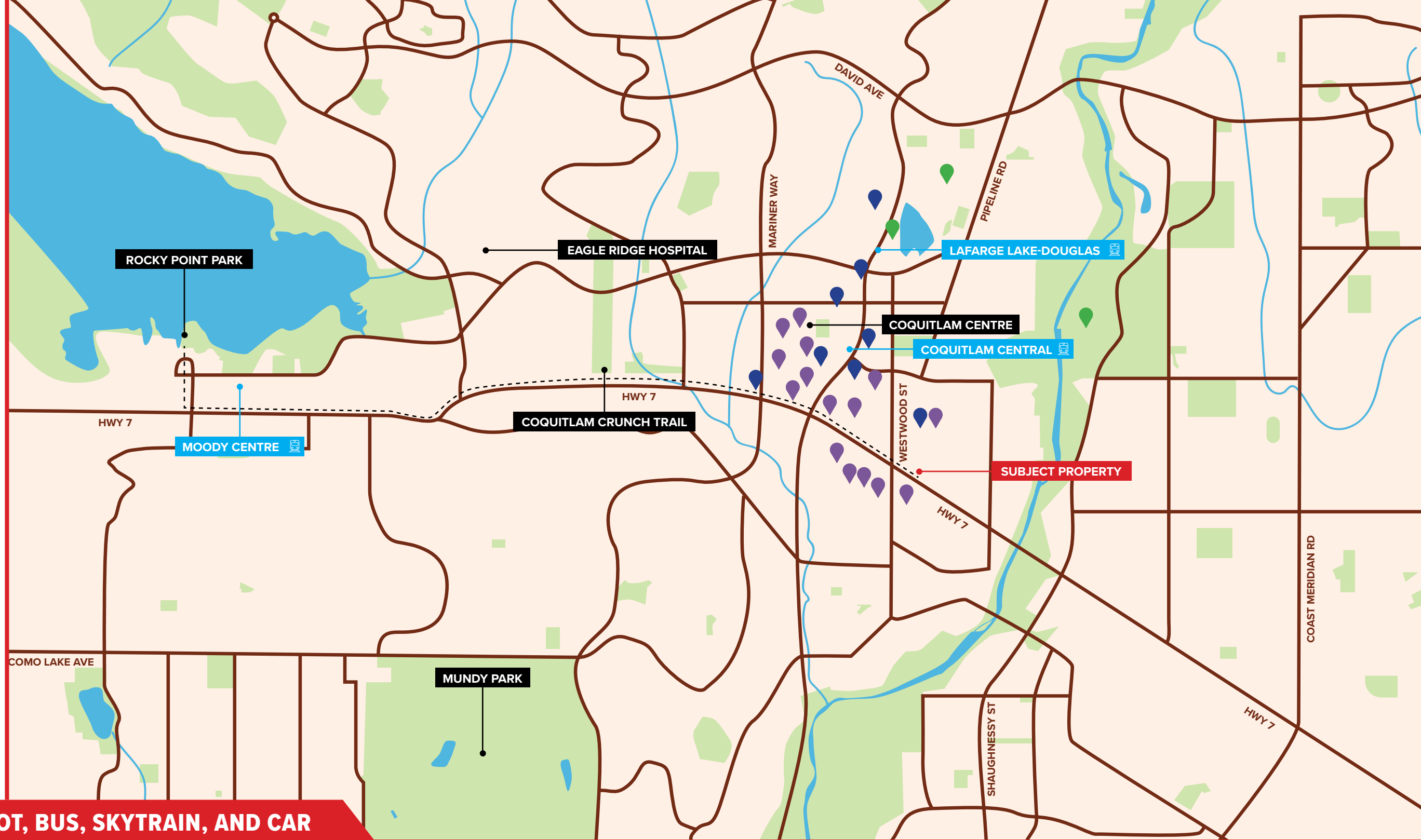
- Walmart Supercentre
- London Drugs
- Shoppers Drug Mart
- Safeway
- BCLIQUOR Store
- The Brick
- Winners
- Real Canadian Superstore
- Hudson's Bay
- Best Buy
- Chapters
- T&T Supermarket
- Save-On-Foods
- Planet Fitness
- Coquitlam Centre
- H-Mart Coquitlam Centre

Services

- Coquitlam Public Library
- Coquitlam City Hall
- Scotiabank
- BMO Bank of Montreal
- RBC Royal Bank
- TD Canada Trust
- CIBC
- Douglas College Coquitlam

Parks

- Coquitlam River Park
- Lafarge Lake Park
- Town Centre Park



ACCESSIBILITY BY FOOT, BUS, SKYTRAIN, AND CAR



COQUITLAM CENTRAL > 7 MIN DRIVE	▼
COQUITLAM CENTRE > 8 MIN DRIVE	▼
ROCKY POINT PARK > 13 MIN DRIVE	◀
DOWNTOWN VANCOUVER > 46 MIN DRIVE	▲
YVR AIRPORT > 50 MIN DRIVE	▲



Location

Coquitlam, BC, is a vibrant city near Vancouver, known for its rapid growth and natural beauty. It's part of the Greater Vancouver area and boasts Coquitlam Centre, the largest mall in the region, filled with a variety of shops and eateries. The city is conveniently located along major transportation routes, including the SkyTrain, making it easily accessible and attractive for both businesses and residents.

FOR MORE INFORMATION CONTACT

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