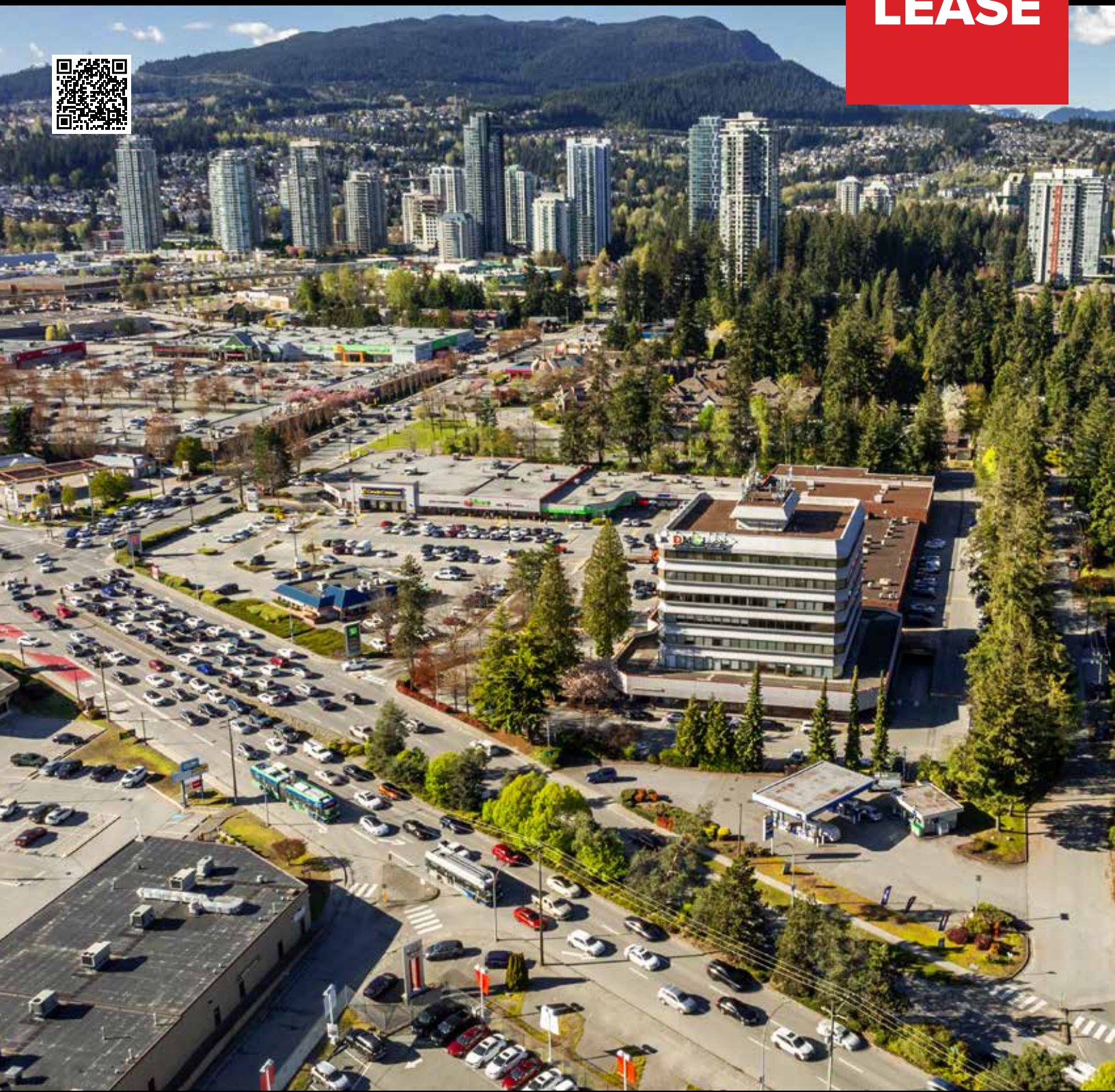


2755 LOUGHEED HIGHWAY, PORT COQUITLAM
OFFICE AND RETAIL SPACES AT POCO PLACE

**FOR
LEASE**



WILLIAM | WRIGHT

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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

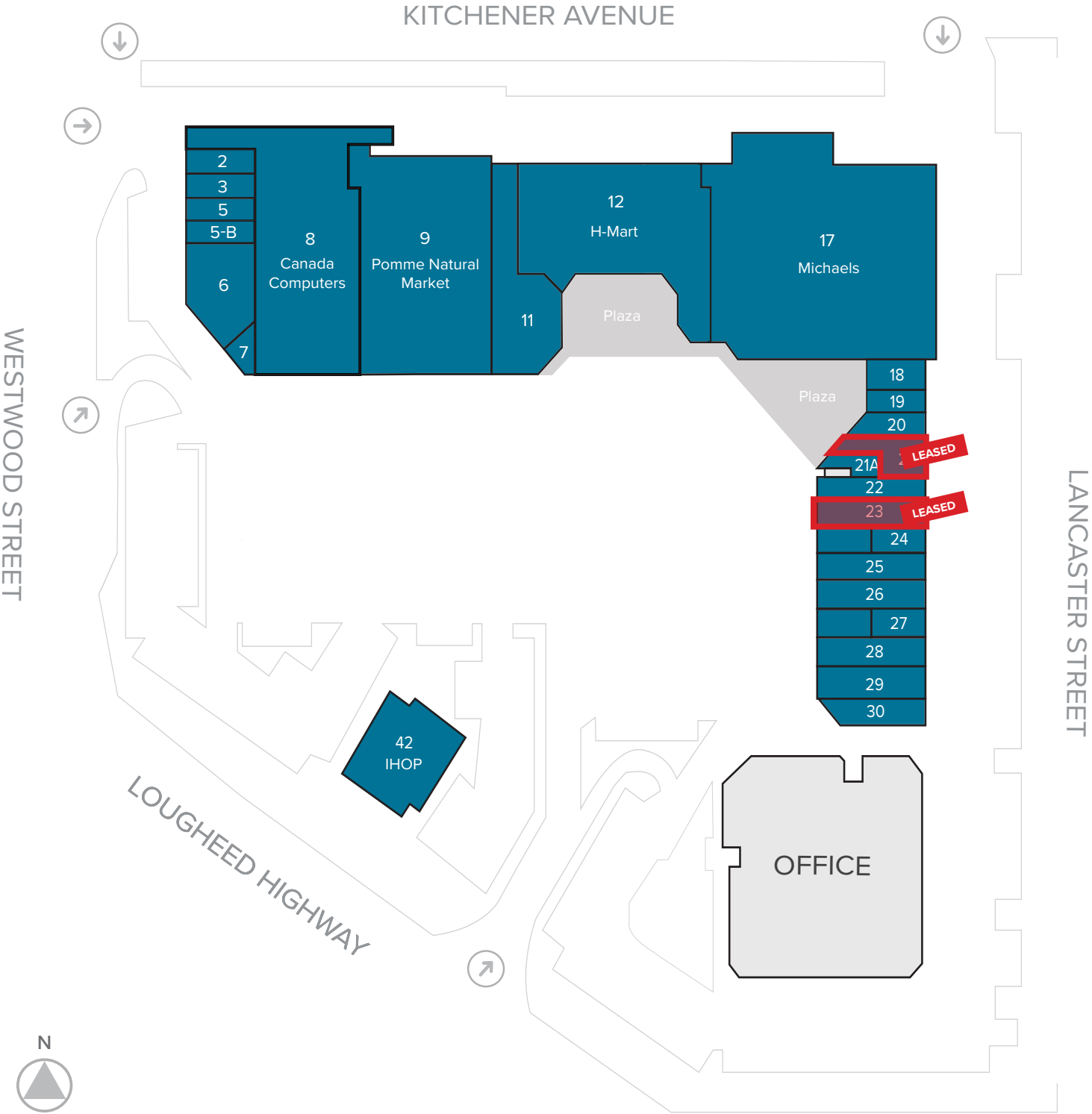
Poco Place, located at the northeast intersection of Lougheed Highway and Westwood Street, offers an excellent location for retail and office spaces. This site provides outstanding visibility and access to Lougheed Highway. Key tenants such as H-Mart, Canada Computers, Pomme Natural Market, Michaels,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

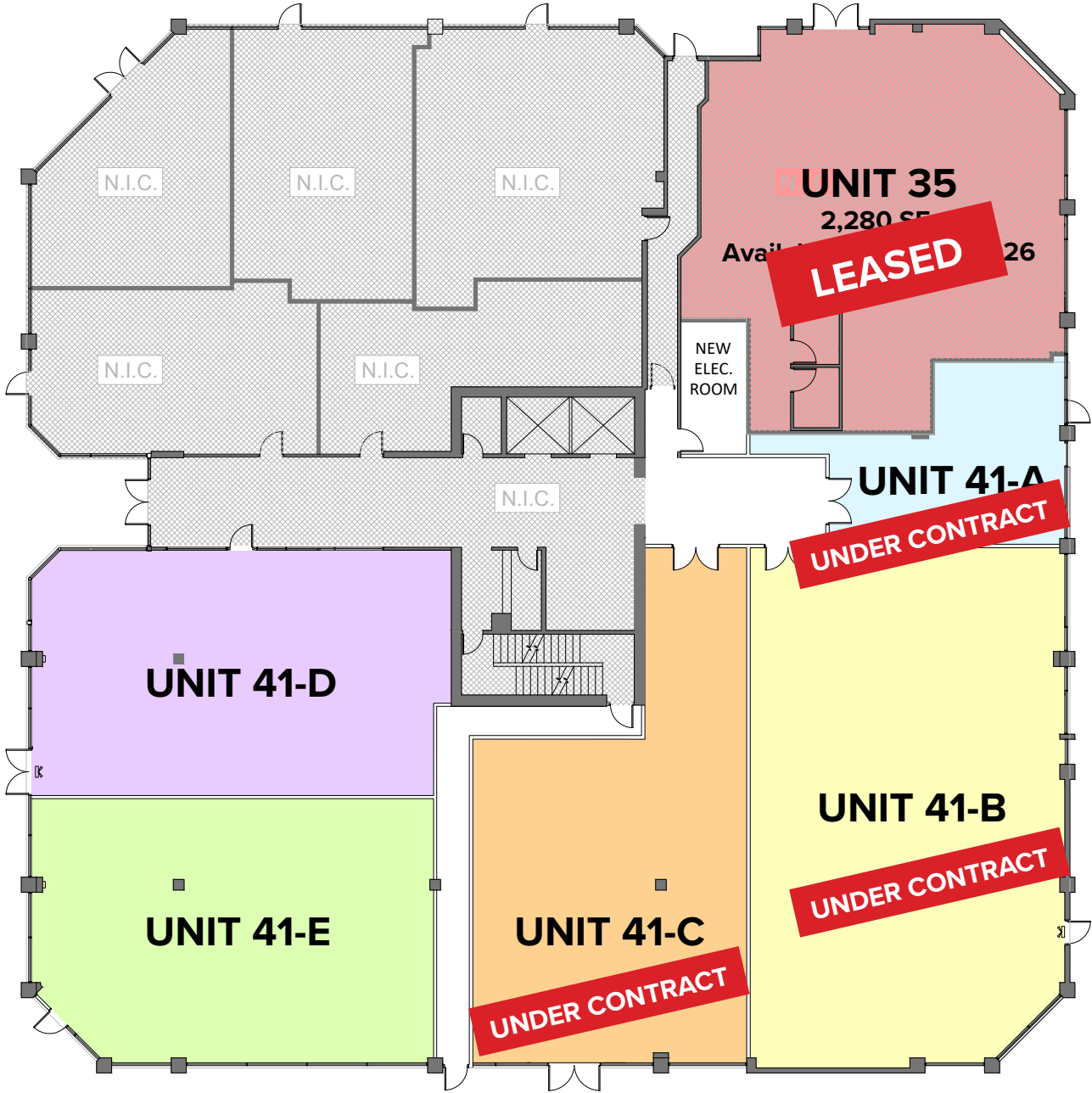
Site Plan



					Dale Matheson Carr-Hamilton Labonte								
					Units 700, 710, 720 Office								
					9,990 SF								
					Canadian Back Institute			Viva Orthodontics		Phoenix Financial			
					Units 610, 650 Office			Unit 640 Office		Unit 660 Office			
					5,271 SF			2,745 SF		1,989 SF			
					Canadian Back Institute			Occupied					
					Unit 510 Office			Units 500, 520 Office					
					4,035 SF			5,971 SF					
					Unity Technologies								
					Unit 400 Office								
					9,953 SF								
					Occupied		Available		Occupied				
					Units 310, 330, 340 Office		Unit 350 Office		Unit 360 Office				
					3,707 SF		1,965 SF		1,797 SF				
Wavefront Centre for Communication Accessibility		M2 Distribution		West Coast Oral & Maxillofacial Surgery		Westwood Physiotherapy		Occupied		Luminous Dental Centre		Dr. John Crivici	
Unit 210 Office		Unit 220, 250 Office		Unit 230 Office		Unit 240 Office		Unit 260 Office		Unit 270 Office		Unit 280 Office	
1,675 SF		1,531 SF		1,944 SF		1,011 SF		1,015 SF		1,438 SF		1,351 SF	
Foxy Box Wax Bar	Earl of Sandwich	Occupied	Wellness	The UPS Store	Available		Available					Available	
Unit 31 Retail	Unit 31A Retail	Unit 32 Pharmacy	Unit 33 Retail	Unit 34A Retail	LEASED		UNDER CONTRACT					41-D, 41-E Retail	
781 SF	840 SF	839 SF	839 SF	1,127 SF	2,280 SF		5,909 SF					3,957 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

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

Unit Breakdown & Pricing

Unit	Type	Leasable Area	Demisable Option	Basic Rent	Additional Rent
41-A*	Retail	± 715 SF	Combine Unit 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 - LEASED					
23 - LEASED					
25 - LEASED					
35 - LEASED					
350	Office	± 1,965 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.

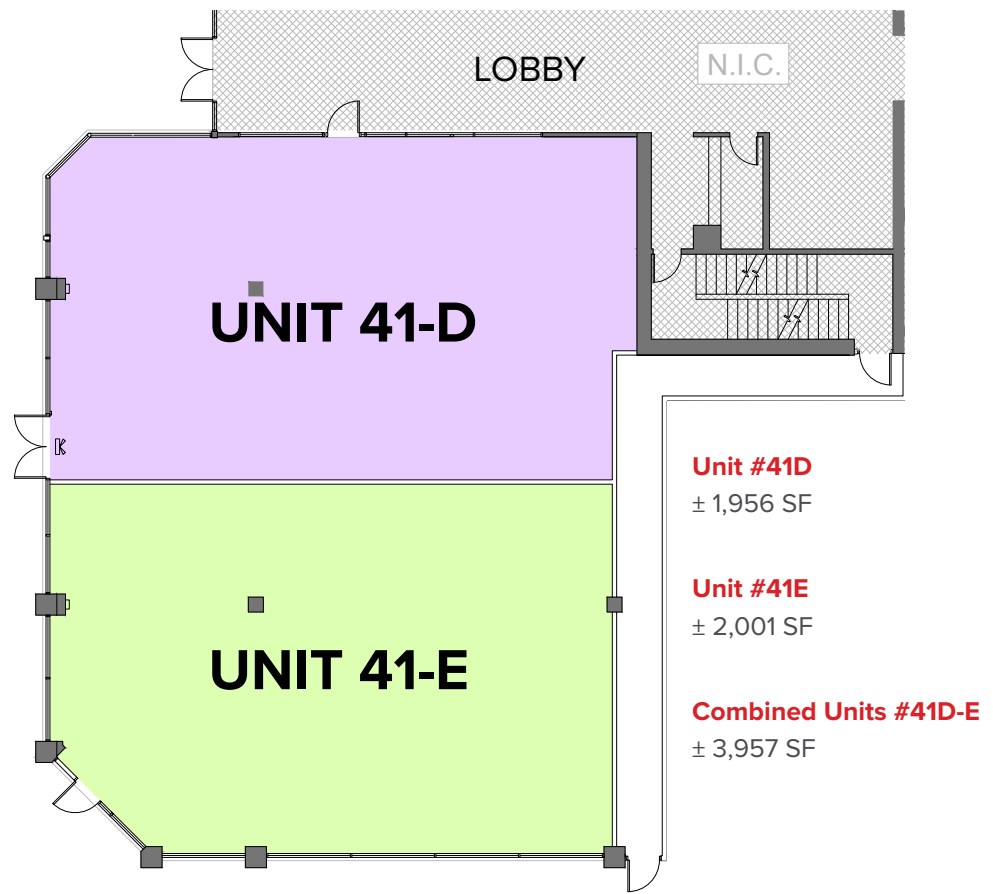
Please contact Listing Agents for exclusivities.



Our Tenants



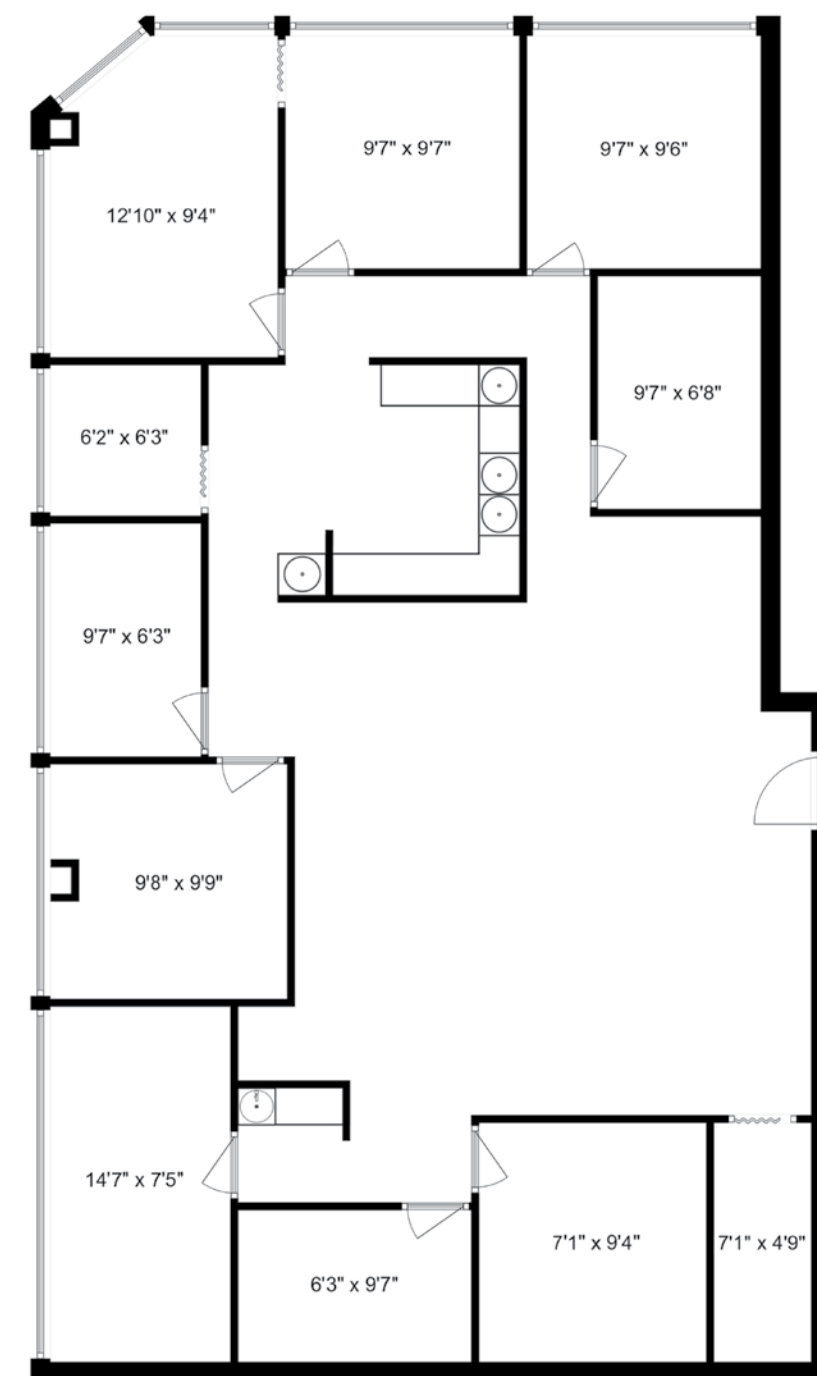
RETAIL
Unit 41D-E



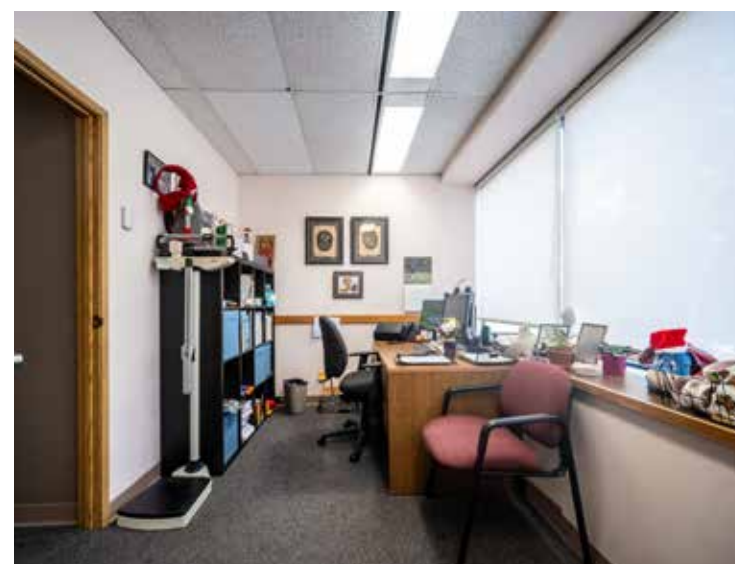
Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



OFFICE
Unit 350



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



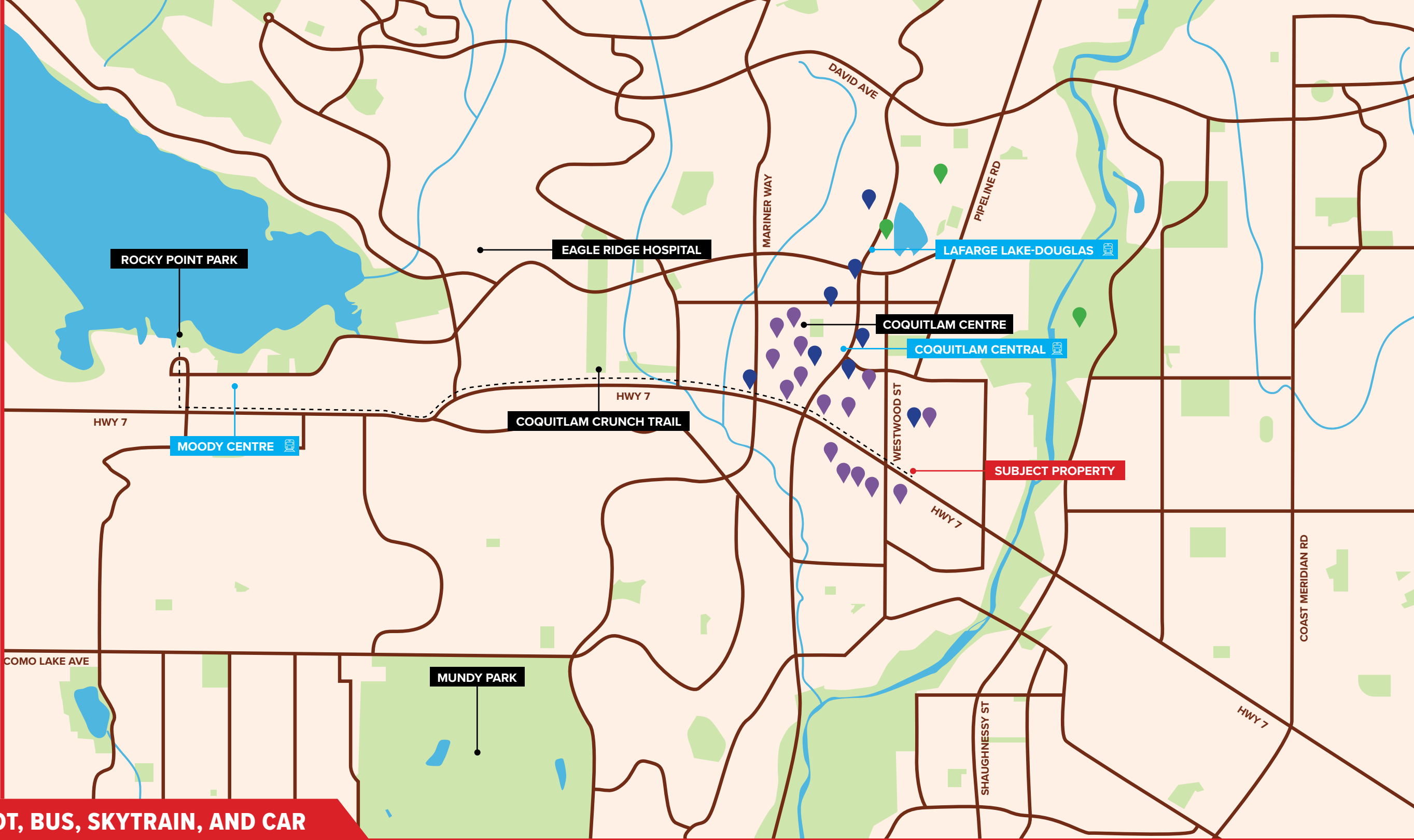
Amenities

- 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

WALK SCORE

92

BIKE SCORE

78

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	▲



DRIVE TIMES

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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