



PINE  
— & —  
GLEN

PRIME RETAIL  
FOR LEASE IN  
COQUITLAM

# THE OPPORTUNITY

Pine & Glen is a modern mixed-use development located in the heart of Coquitlam City Centre. It features over 50,000 square feet of commercial space and more than 900 residential units, with immediate access to transit.

Available Retail Space:  
Approx. 13,280 SF

Available Office Space:  
Approx. 40,000 SF

**Lease Rates:**  
**Inquire for Details**



FREIGHT  
ELEVATORS



SECURED  
PARKING



NATURAL  
LIGHT



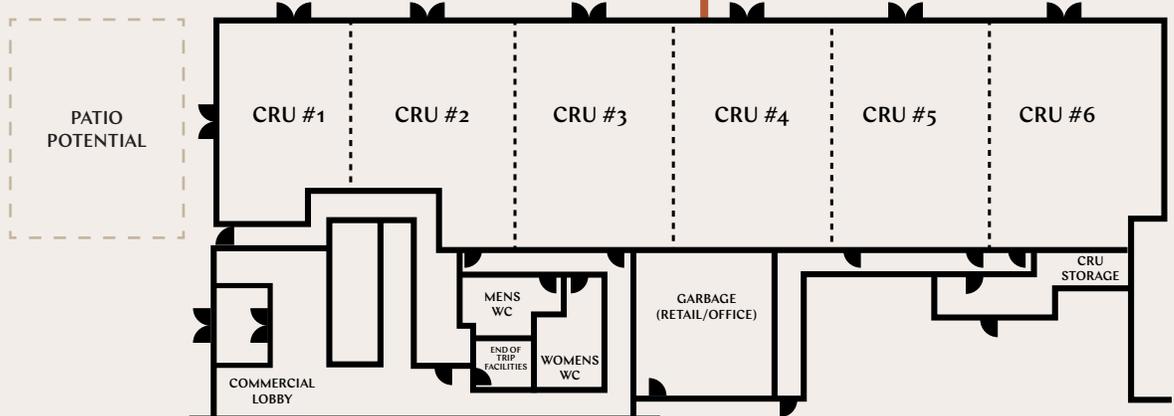
BIKE  
LOCKERS



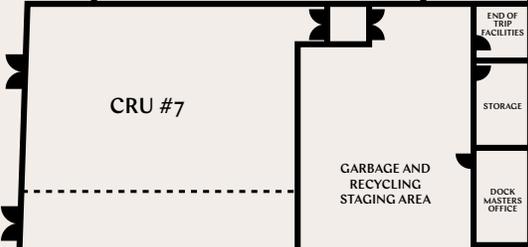
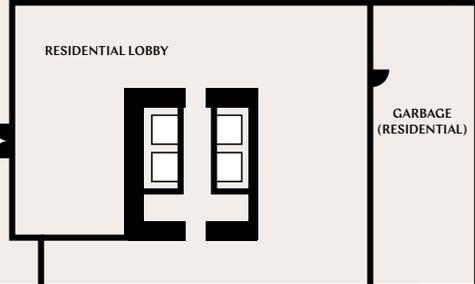
# FLOORPLAN Flexible Demise Options Available

GLEN DRIVE

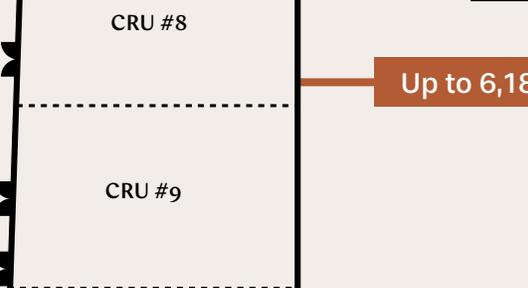
Up to 7,097 SF contiguous



PINETREE WAY



Up to 6,183 SF contiguous



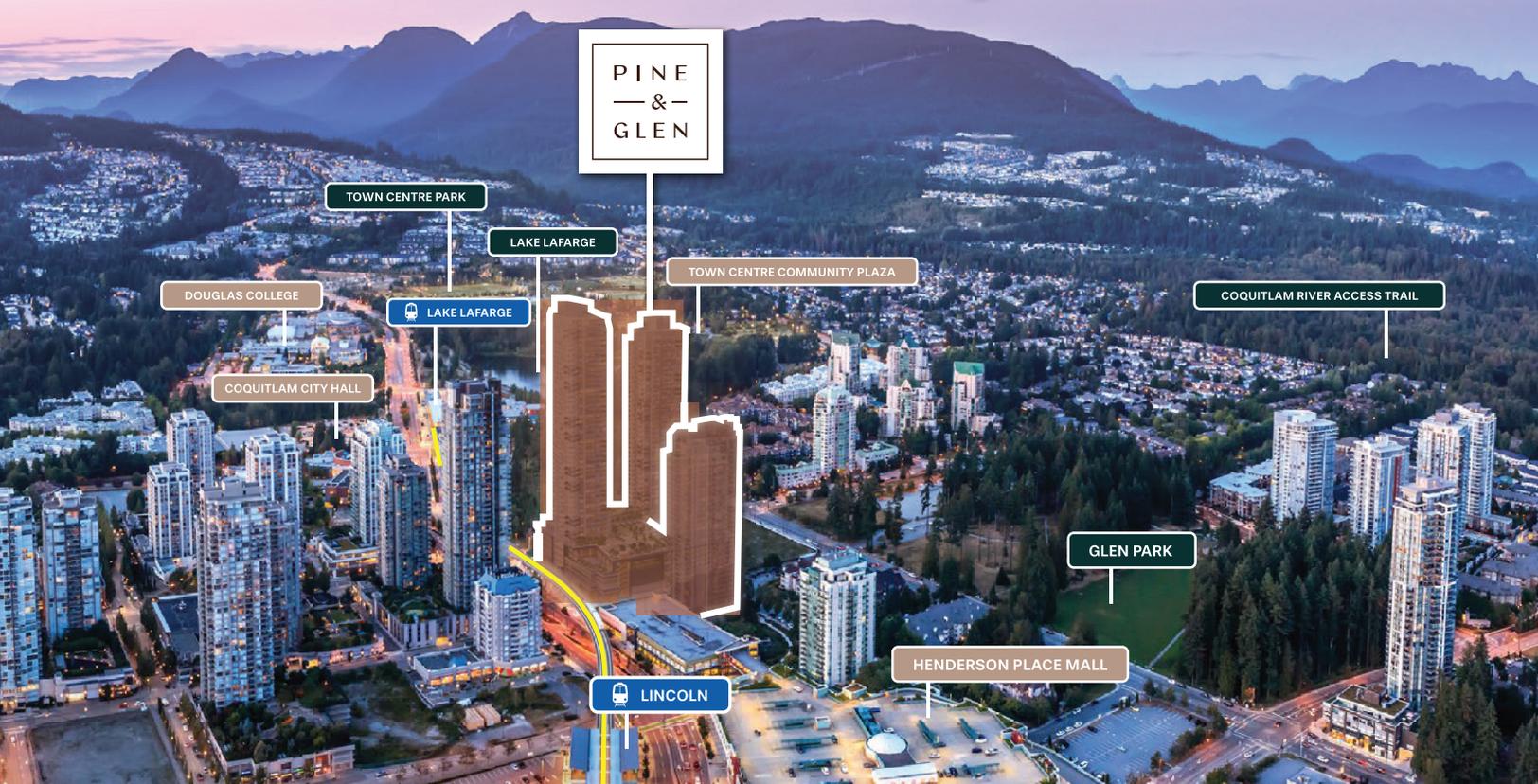
OBELISK WAY

# SEAMLESSLY CONNECTED & EFFORTLESSLY ACCESSIBLE

Striking architecture at a scale that redefines the horizon in the heart of Coquitlam. Surrounded by towering mountains and epic swaths of wilderness, brimming with urban amenities, and full of life, Pine & Glen embodies the unique sense of character that could only be Coquitlam.

## AREA DEMOGRAPHICS

TOTAL POPULATION	199,200
PAST POPULATION CHANGE (2018-2023)	+11.8%
PROJECTED POPULATION CHANGE (2024-2029)	+10.8%
UNIVERSITY EDUCATION	33.1%
MEDIAN AGE	42 YEARS
AVERAGE HOUSEHOLD INCOME	\$135,224



WALK  
SCORE

97

WALKER'S  
PARADISE



TRANSIT  
SCORE

79

EXCELLENT  
TRANSIT

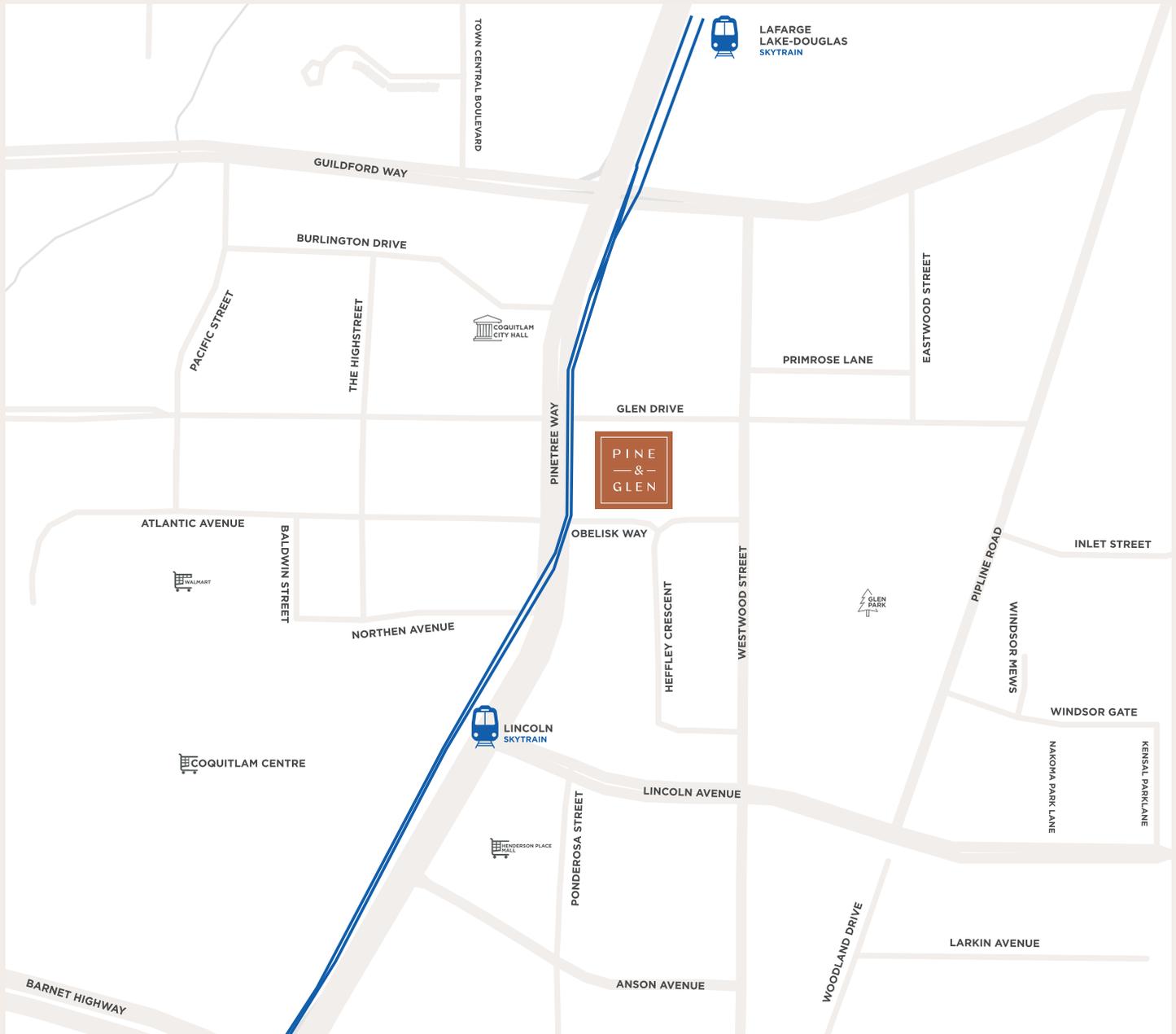


BIKE  
SCORE

76

VERY  
BIKEABLE

# CONNECTED & VIBRANT



## SKYTRAIN STATIONS

LINCOLN	3 MIN
LAFARGE LAKE-DOUGLAS	7 MIN
COQUITLAM CENTRAL	8 MIN

## DRIVE TIMES

PORT MOODY	17 MIN	SURREY	25 MIN
NEW WESTMINSTER	24 MIN	DWTN. VANCOUVER	47 MIN
BURNABY	25 MIN	RICHMOND	55 MIN

**12+**

RESTAURANTS  
WITHIN 5 MINUTES

**5+**

GROCERY STORES  
WITHIN 5 MINUTES

**5+**

PARKS  
WITHIN 5 MINUTES



# CONTACT

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