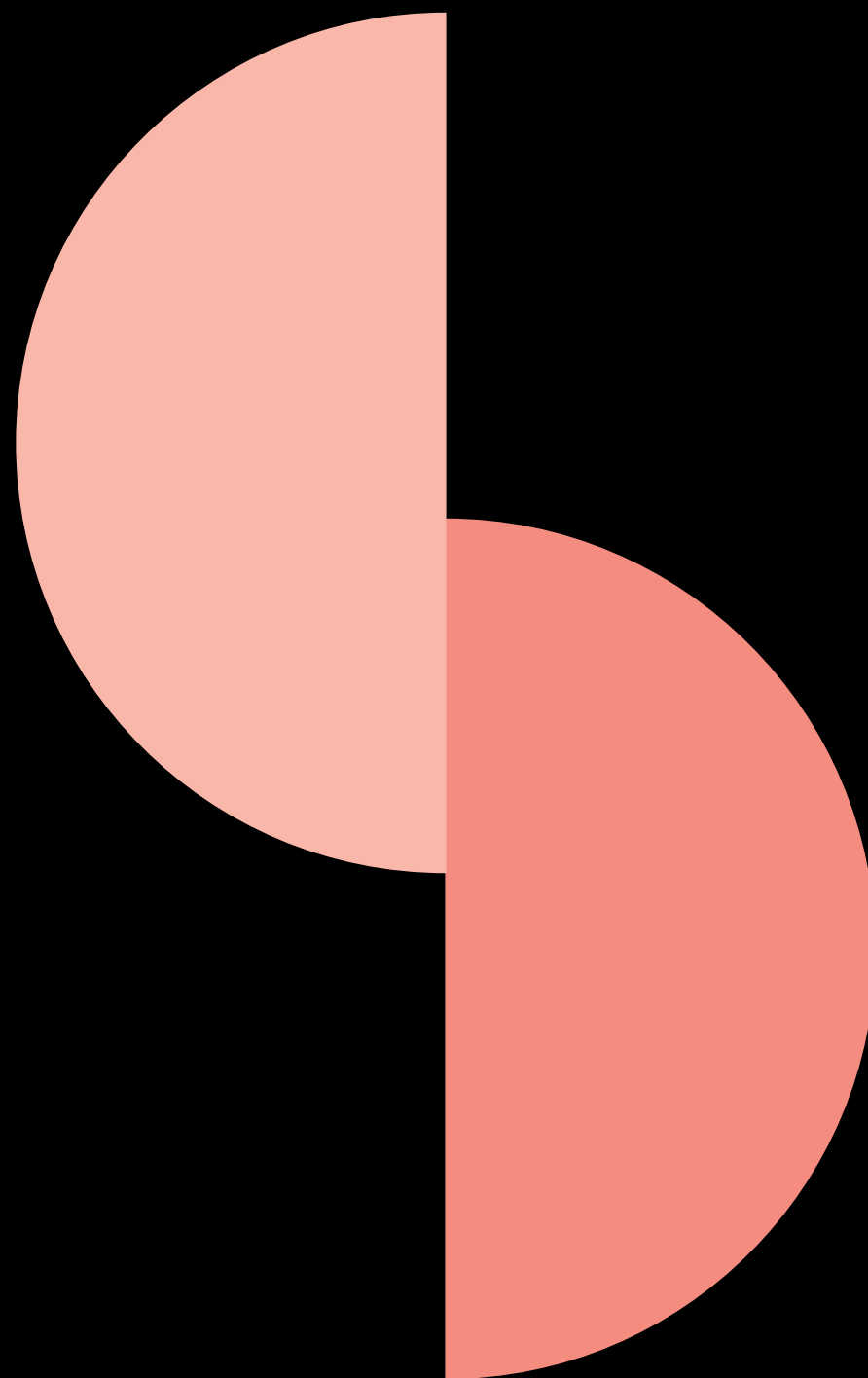


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SOCO
BY ANTHEM

SOCO

RETAIL + OFFICE

SOCO is a master planned urban mixed use community located on North Road in Coquitlam. Situated north of Highway 1, the project will serve as a gateway to Coquitlam and will comprise of seven residential towers, a six-storey rental building, 3 levels of office space, retail space and a daycare.

Municipal Address	319 North Road, Coquitlam, BC
Number of Homes	2,259
Number of Towers	7 Towers
Retail	15,000 sf approx.
Office	46,000 sf approx.
Zoning	C-7 Transit Village Commercial



* Artist Rendering Only

NEIGHBOURHOOD
STATISTICS

395,516

15 Minute Drive Time Population
2022 Environics

\$107,902

Avg. Household Income

52

Median Age

150,298

15 Minute Drive Time Household
2022 Environics

43%

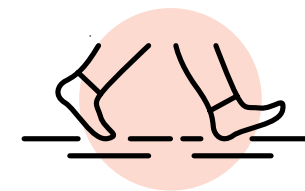
Born Outside Canada

54%

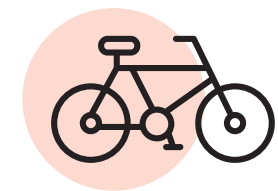
Post Secondary
Education



TRANSIT SCORE : **83**



WALK SCORE: **69**



BIKE SCORE: **66**

2,259 HOMES

Estimated Residential Population:

4,378 PEOPLE

*Based on 2 persons/home



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

SERVICES

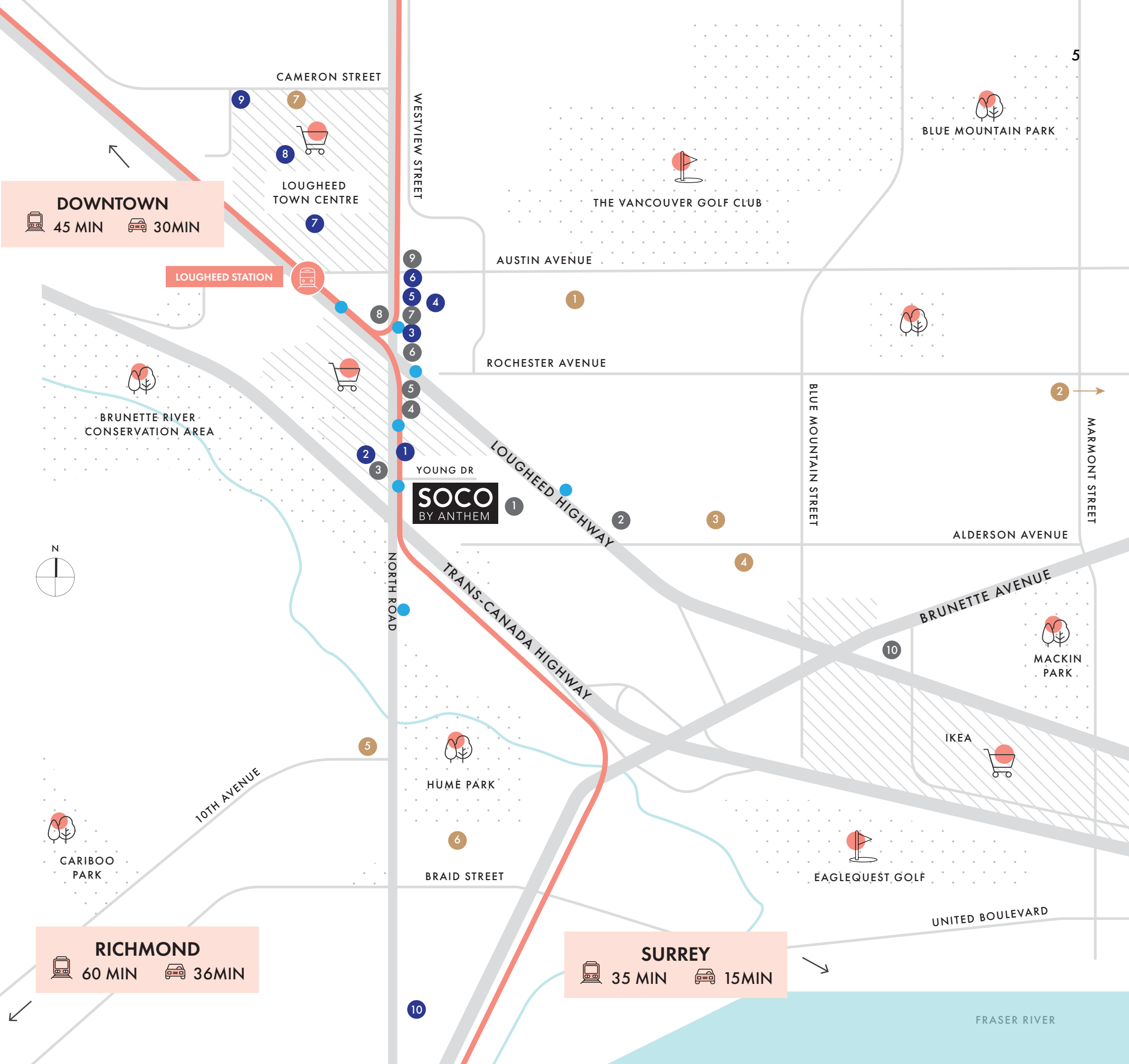
- 1. TD Bank
- 2. KEB Hana Bank
- 3. HSBC Bank
- 4. North Road Animal Hospital
- 5. RBC Royal Bank
- 6. Scotia Bank
- 7. CIBC Bank
- 8. BMO Bank
- 9. Elicare Lougheed Family Practice
- 10. Royal Columbian Hospital

SHOPPING

PARK

SKYTRAIN LINE

BUS STOPS



SOCO One



SOCO One

Office
L2 - L4

Retail

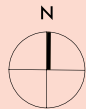
RETAIL - Phase 1 / South Tower



RETAIL

Unit #	Sq. Ft.	Tenant Name
311	2,888	Paris Baguette
313	3,059	Sushi Mura
500	4,014	Available
506	1,001	Available
508	956	Available
510	668	Available
512	1,012	Seed and Stone
320	1,018	Available

Net Rent	Contact Leasing Agent
Add. Rent	\$18.00 psf (2024 estimate)
Parking	Approx. 135 Retail and Office customer stalls



OFFICE



Office
L2 - L4

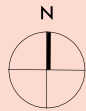
Retail

OFFICE L2

Office	Sq. Ft.	Tenant Name
209	2,200	Available
208	1,386	Available
207	1,200	Leased
206	2,515	Leased
205	1,380	Available
204	1,005	Available
203	1,242	Leased
202	1,230	Available
201	1,332	Available

*This is a conceptual demising plan, subject to change.

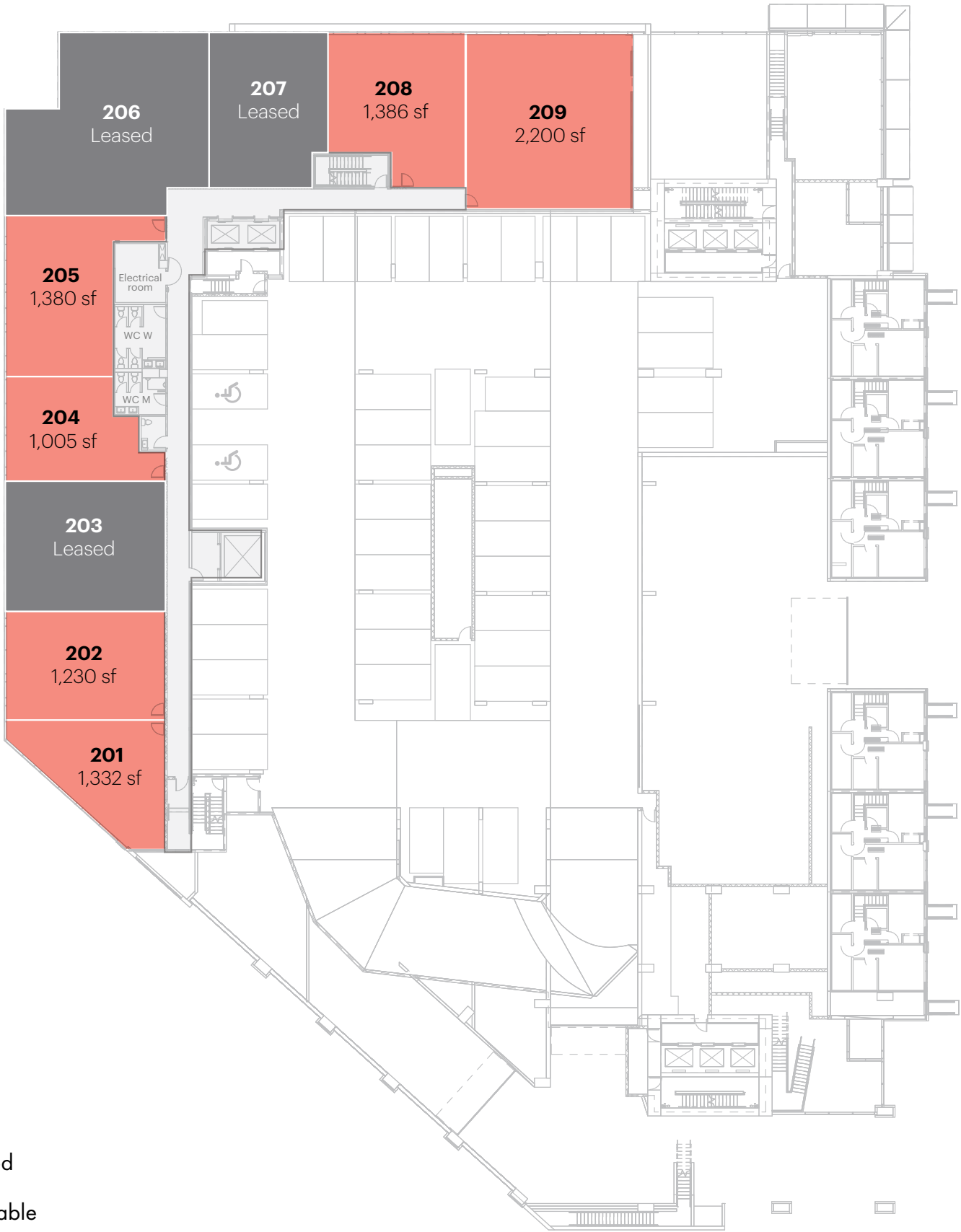
Net Rent	Contact Leasing Agent
Add. Rent	\$18.00 psf (2024 estimate)
Ceiling Height	11 ft (Level 2 & 3) 14 ft (Level 4)



North Road

Young Road

- Leased
- Available



OFFICE AMENITIES



SECURED PARKING



BIKE LOCKERS



END OF TRIP FACILITIES



FREIGHT ELEVATORS



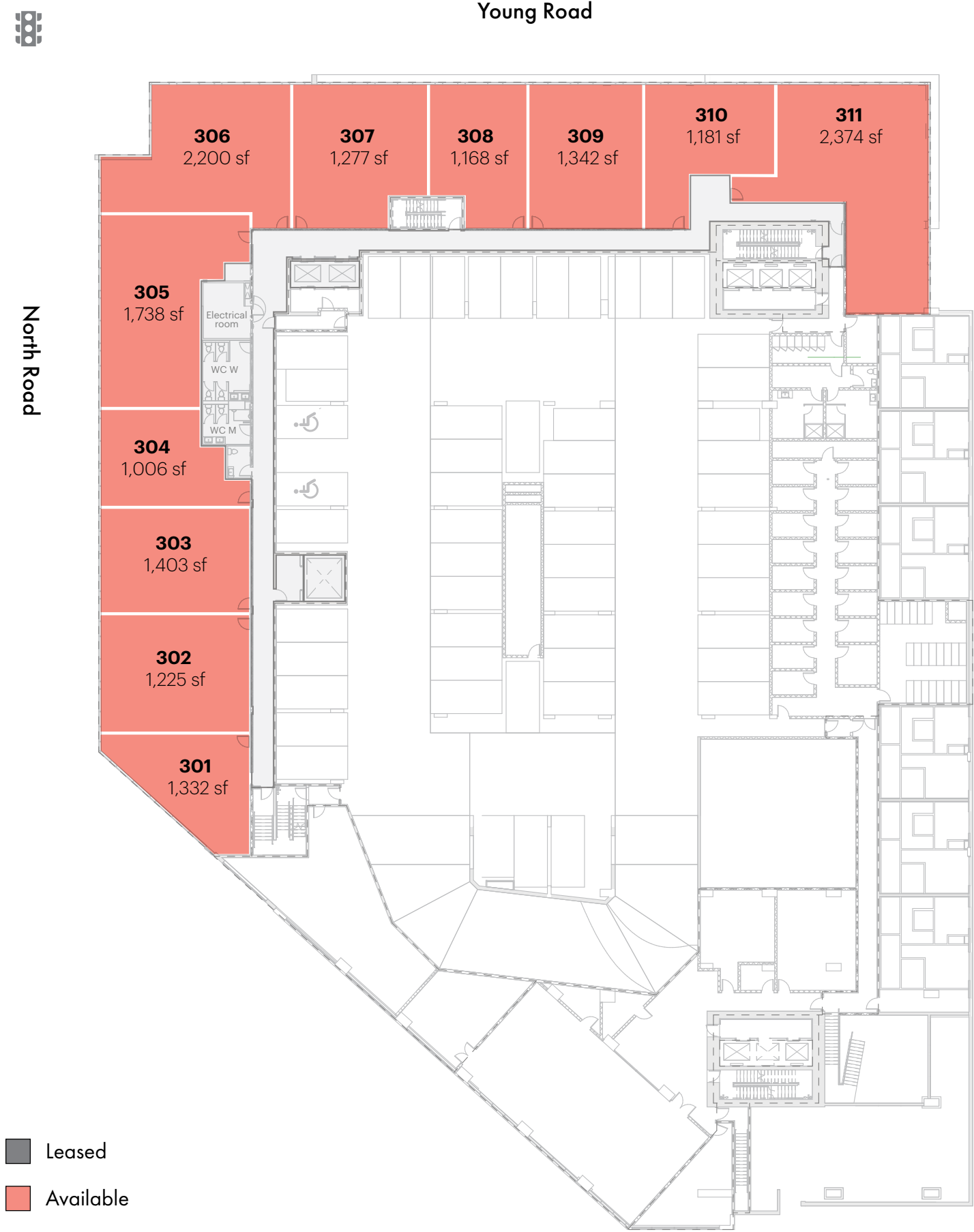
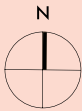
DEDICATED OFFICE LOBBY

OFFICE L3

Office	Sq. Ft.	Tenant Name
311	2,374	Available
310	1,181	Available
309	1,342	Available
308	1,168	Available
307	1,277	Available
306	2,200	Available
305	1,738	Available
304	1,006	Available
303	1,403	Available
302	1,225	Available
301	1,332	Available
*Total	16,243	Available

*This is a conceptual demising plan, subject to change.
Units can be made contiguous up to approximately 16,243 square feet.

Net Rent	Contact Leasing Agent
Add. Rent	\$18.00 psf (2024 estimate)
Ceiling Height	11 ft (Level 2 & 3) 14 ft (Level 4)



OFFICE AMENITIES



SECURED PARKING



BIKE LOCKERS



END OF TRIP FACILITIES



FREIGHT ELEVATORS



DEDICATED OFFICE LOBBY

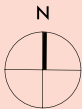
OFFICE L4

Office	Sq. Ft.	Tenant Name
410	3,324	Available
409	1,397	Available
408	1,386	Available
407	1,056	Available
406	2,291	Available
405	1,646	Available
404	1,006	Available
403	1,403	Available
402	1,225	Available
401	1,336	Available

*Total	16,070	Available
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*This is a conceptual demising plan, subject to change.
Units can be made contiguous up to approximately 16,070 square feet.

Net Rent	Contact Leasing Agent
Add. Rent	\$18.00 psf (2024 estimate)
Ceiling Height	11 ft (Level 2 & 3) 14 ft (Level 4)



North Road

Young Road

- Leased
- Available



OFFICE AMENITIES



SECURED PARKING



BIKE LOCKERS



END OF TRIP FACILITIES



FREIGHT ELEVATORS



DEDICATED OFFICE LOBBY



Founded in 1991, Anthem is a team of 850+ people driven by creativity, passion and direct communication. Anthem has invested in, developed or managed – alone or in partnership – more than 400 residential and commercial projects across North America.

Our growing residential portfolio includes 44,000 homes that are complete, in design or under construction, from mixed-use residential to townhome, rental and single-family homes.

We own, co-own, manage or have previously owned 12 million square feet of retail, industrial and office space, and our land portfolio includes more than 60 communities, spanning 9,100 acres across Canada and the United States.

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.**



GEORGETOWN, SURREY



WYNWOOD GREEN, COQUITLAM



STATION SQUARE, BURNABY

CONTACT

Bob Tattle

Vice President, Business Development
604 488 3638
btattle@anthemproperties.com

Zac Osinchuk

Manager, Leasing
604 237 0966
zosinchuk@anthemproperties.com

Anthem Properties Group Ltd.

Suite 1100, Bentall 4, Box 49200
1055 Dunsmuir Street
Vancouver, BC V7X 1K8
Phone 604 689 3040

anthemproperties.com

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V 03/05/25

