

ELMWOOD

PREMIUM RETAIL UNITS FOR LEASE

ELMWOOD

567 Clarke + Como
567 Clarke Rd, Coquitlam, BC
2022



Elmwood explores new representations of life and architecture, not only as attributes, but as a new landmark. The plaza covers over 17,000 square feet - and extends almost a full city block offering a continuous system of gardens and retail space, providing tangible physical, visual and commercial contributions to the urban fabric of the neighbourhood.

ELMWOOD OVERVIEW

SUMMARY

Elmwood is a thoughtfully curated mixed-use development that blends a perfect balance between the urban lifestyle with premium amenities and recreation. The project is situated in the emerging Burquitlam-Lougheed neighbourhood and offers convenient and easy access through its proximity to both transit and major arterial highways in the Lower Mainland. With a podium featuring 9,674 SF of retail and 21,929 SF of office space integrated with its residential component, this development creates a dynamic environment and experience that will be highly desirable in the market.

6 MIN

Walk to
Burquitlam
SkyTrain

335

Condo Units
(249,744 SF)
Residential

1.4 MILLION

Annual boardings at
Burquitlam SkyTrain
station (2023)

21,929 SF

Strata Office
Work Space
for Sale

23,253 VPD

Clarke Road
21,820 VPD
Como Lake Ave

9,674 SF

Retail Space
for Lease



CENTRALLY LOCATED

Be at the heart of it all - a vibrant and growing modern community with unlimited possibility. Here, the idea of livability is real, with easy access to everything: transit, culture, wellness, sustainability, inspiring workplaces and curated food and retail concepts.



LANDMARK DESTINATION

PREMIUM RETAIL SPACE

Elmwood is a high quality, architecturally memorable development that will have significant impact on the emerging, vibrant Burquitlam-Lougheed neighbourhood. Through strong architectural and landscape responses, Elmwood will provide tangible physical and visual contributions to the urban fabric of the area. The Retail Space available at Elmwood is a rare opportunity in Coquitlam West. Located at the area's most important intersection, the design includes 4 CRUs and the total of 9,674 SF of retail space.

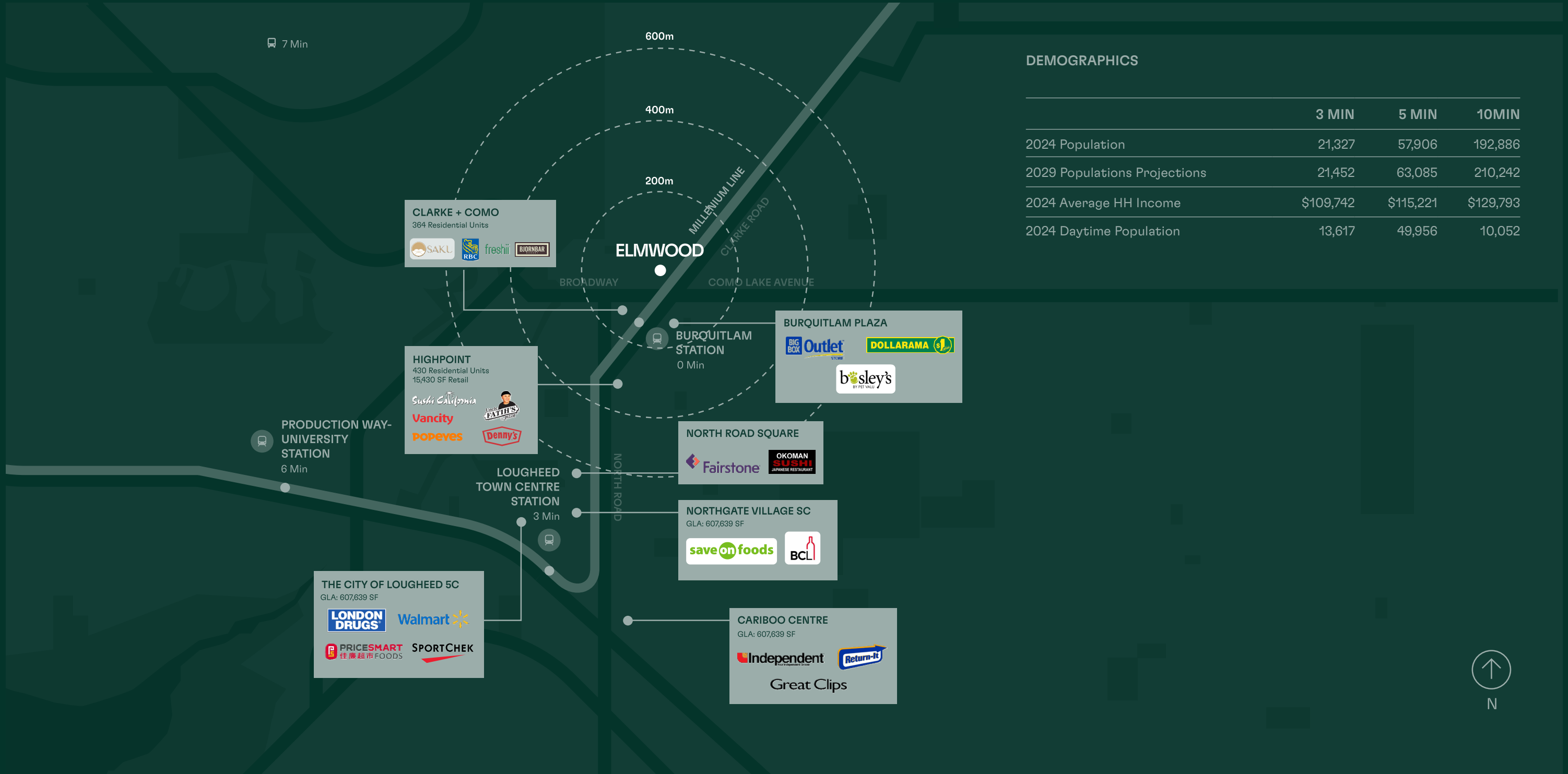
PROGRAM

Residential Area	249,770 SF
Office Area	21,929 SF
Retail Area	9,674 SF
New Living Space	335 condos
New Work Space	20 Strata Offices
New Retail Space	4 CRUs



CENTRALLY LOCATED

Towering over Burquitlam SkyTrain station, Elmwood is reachable by skytrain, bus, bike or car—making it an easily accessible part of the urban fabric of this emerging metropolitan centre.



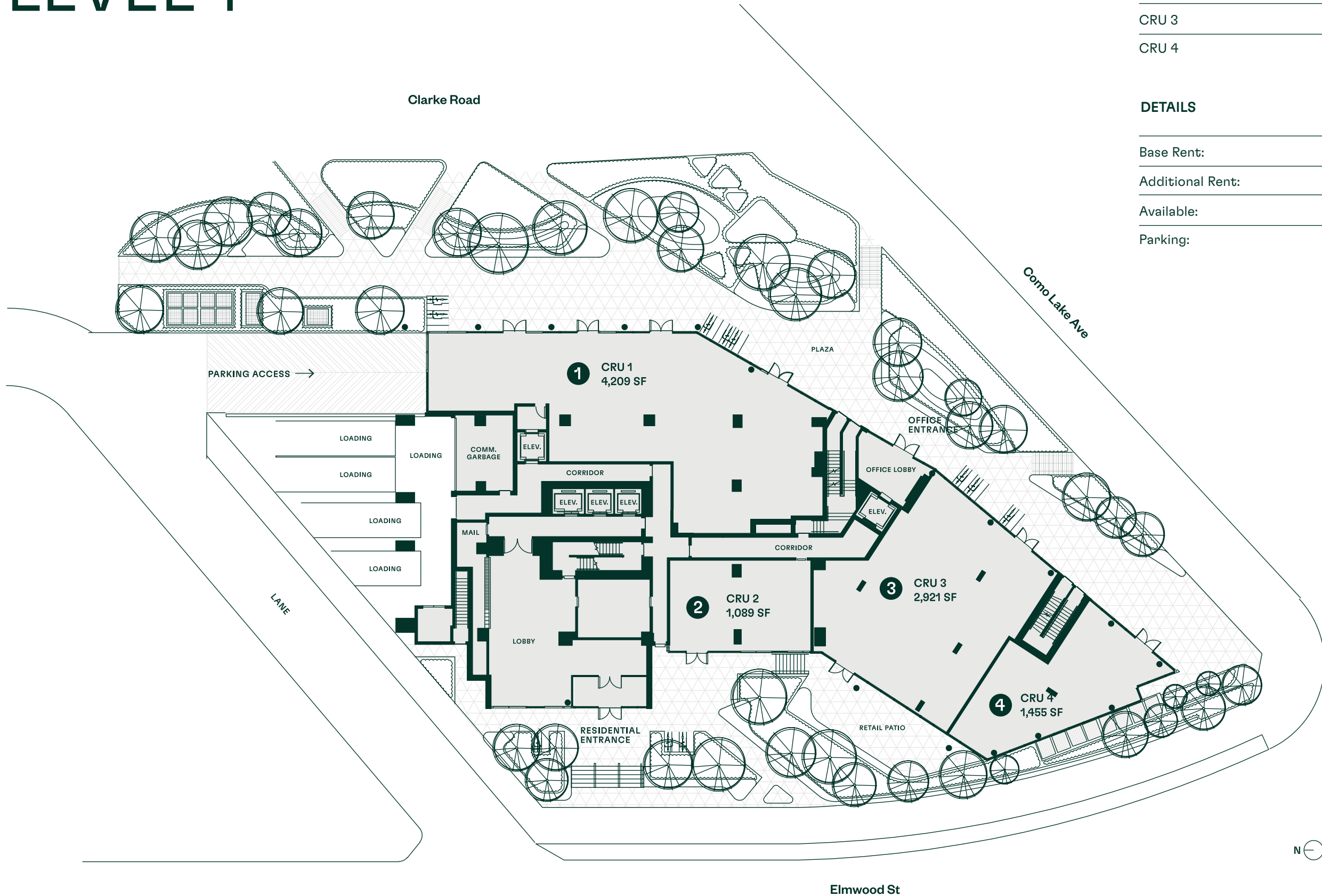
PLAN LEVEL 1

AVAILABLE SPACE

CRU 1	4,209 SF
CRU 2	1,089 SF
CRU 3	2,921 SF
CRU 4	1,455 SF

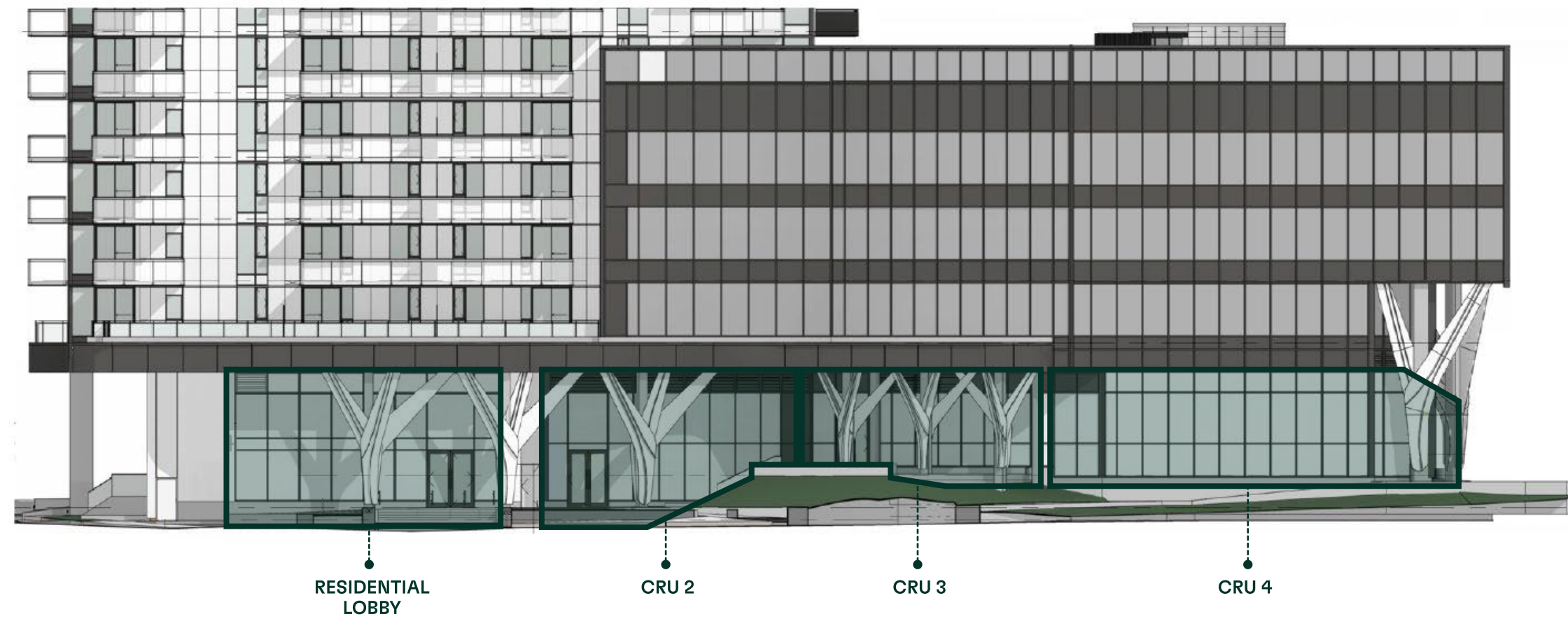
DETAILS

Base Rent:	Contact Listing Agents
Additional Rent:	\$19.00 PSF (est. 2025)
Available:	Q4 2026 (Estimated)
Parking:	40 Commercial Parking Stalls

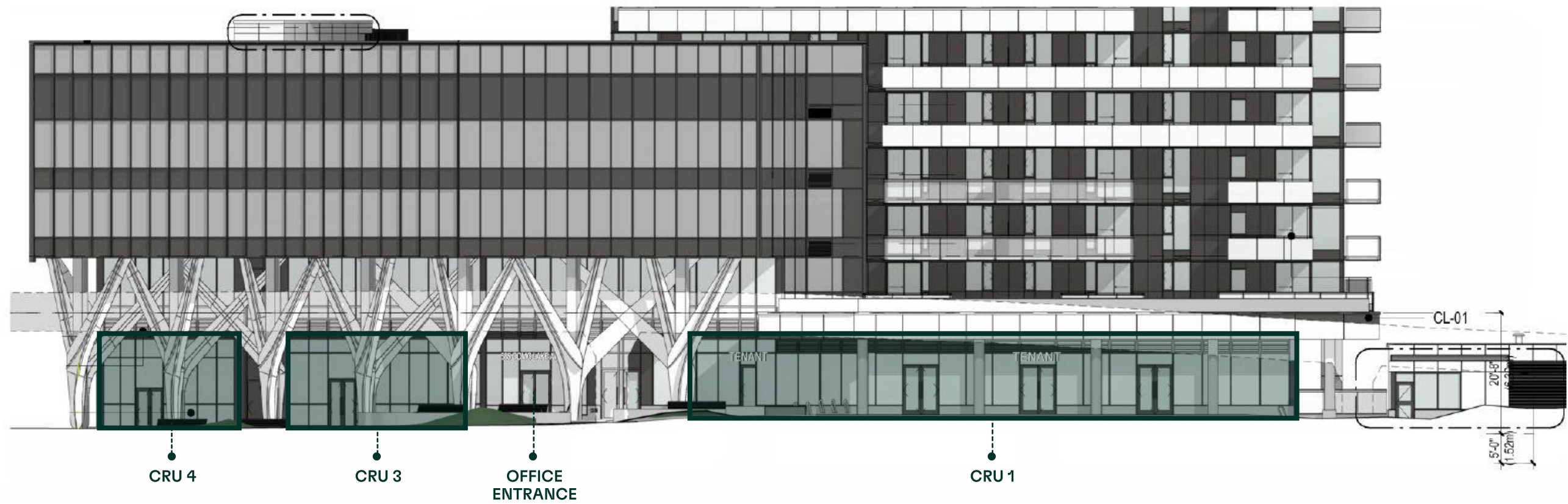


Elmwood St

RETAIL WEST ELEVATION



RETAIL EAST ELEVATION



RETAIL NORTH ELEVATION





WEST ELMWOOD



RETAIL PLAZA



RETAIL PLAZA



PARKING ENTRANCE

MARCON QUALITY

At Marcon, we recognize the value of craft and its ability to give both our clients and ourselves increased control over quality, schedule, and budget. Our team brings an experienced eye to every project, and this allows us to leverage the knowledge of seasoned professionals to deliver the best outcomes.



MANAGEMENT SERVICES

Property Management

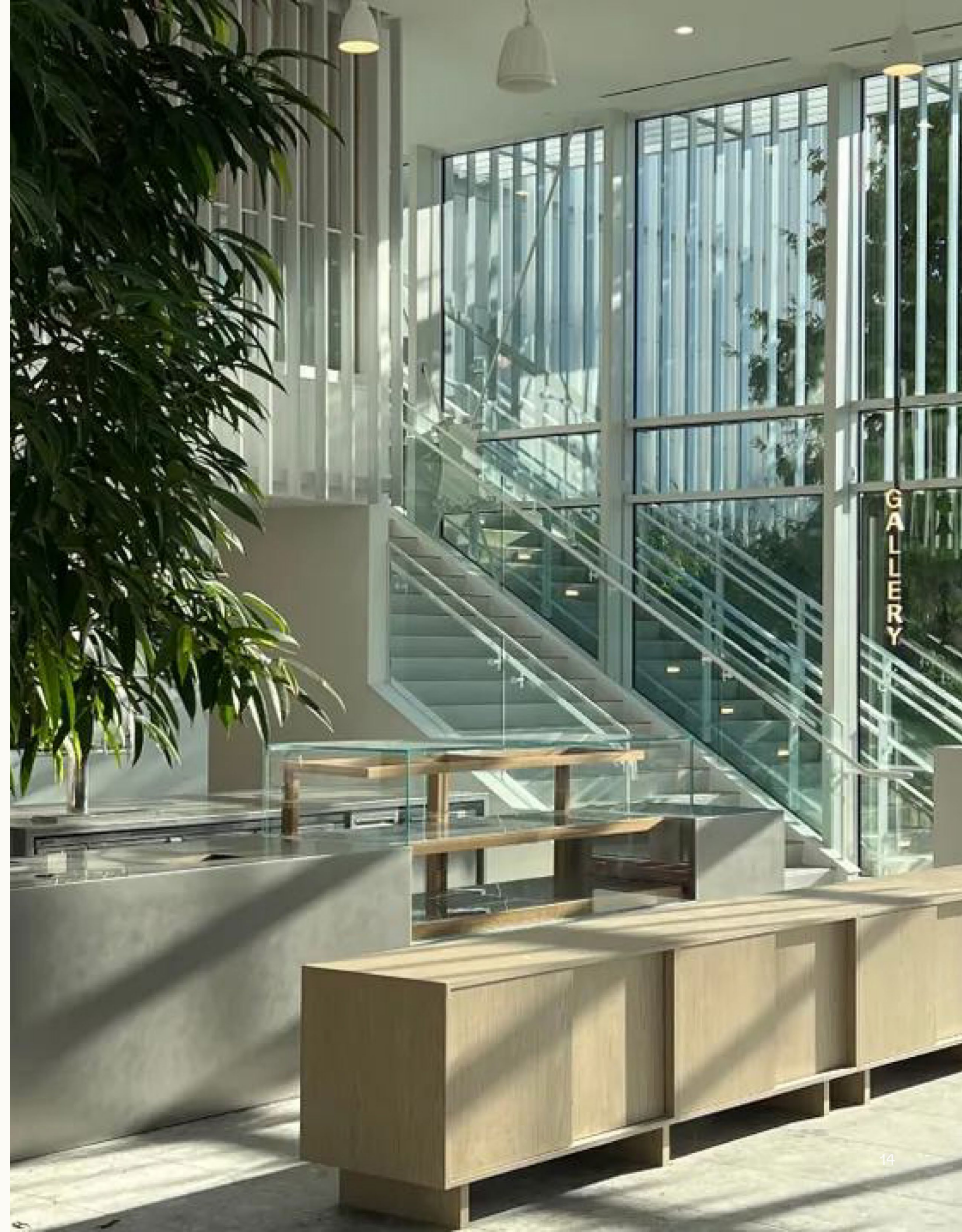
Prioritizing operational excellence, our team of property managers ensure tenants have a positive experience, while maintaining the long-term value of our properties.

Facilities Management

Skilled maintenance technicians cater to tenant related maintenance requests across the entire Marcon management portfolio.

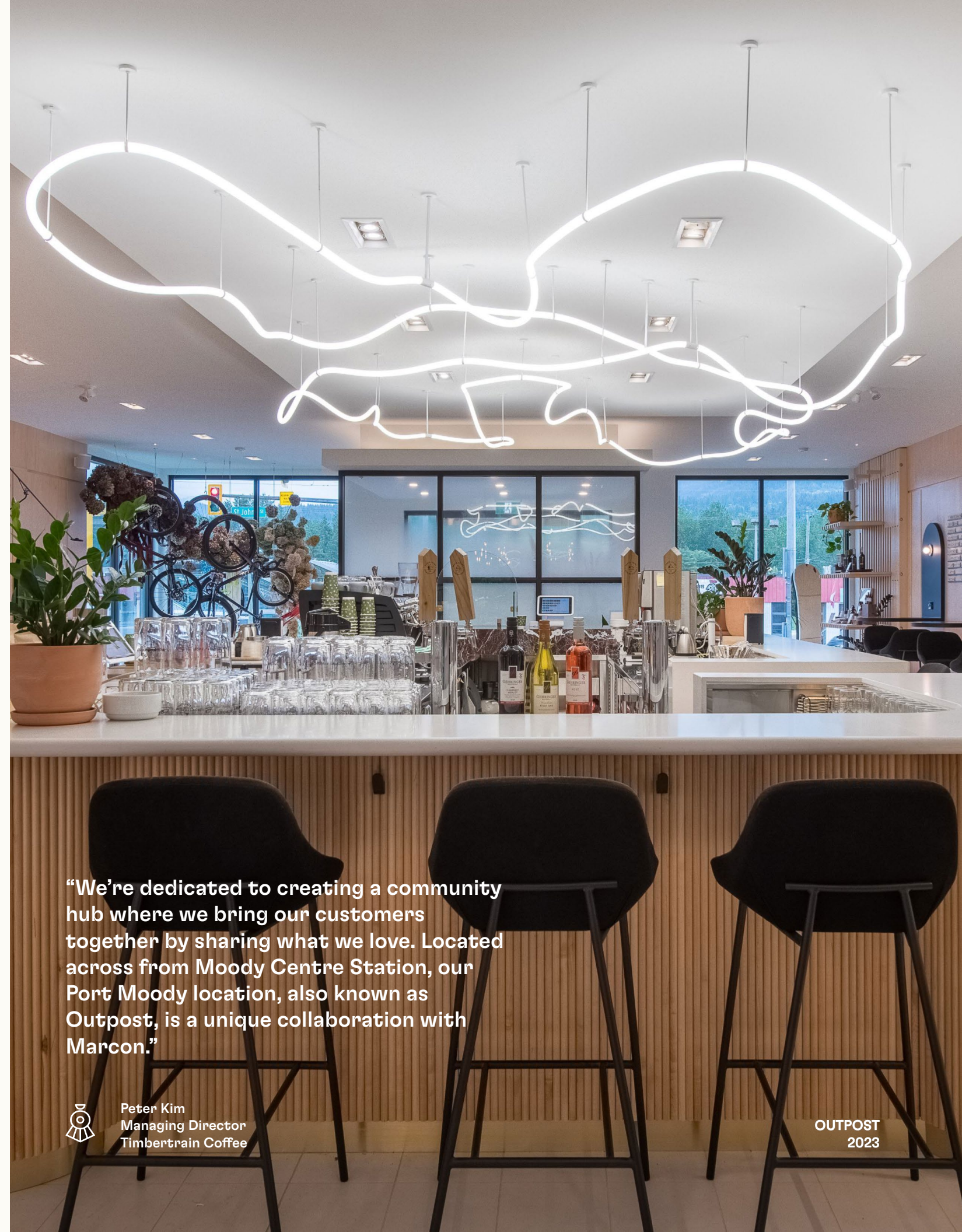
Asset Management

Taking a strategic and comprehensive approach to maximize the value and investment returns of our portfolio, our asset management team actively identifies and mitigates risks to maintain and enhance asset value.



BUILDING *for* LIFE

We have curated an ecosystem of partners including restaurants, cafes, gyms, and retailers. We bring this ecosystem to life through collaborations with some of the most talented designers and entrepreneurs in the region. We look for every opportunity to create exceptional customer experiences that bring people together and help build more inspiring, sustainable communities.



“We’re dedicated to creating a community hub where we bring our customers together by sharing what we love. Located across from Moody Centre Station, our Port Moody location, also known as Outpost, is a unique collaboration with Marcon.”



Peter Kim
Managing Director
Timbertrain Coffee

OUTPOST
2023



“We collaborated with the Marcon interior design team to create a space that is both thoughtful and refined. Inspired by modern architecture, the interior emphasizes subtle details — highlighting the warmth of wood, steel, and glass — while intentional use of light and sound creates a seamless harmony with our style of service and hospitality.”



Jess Reno
Founder, CEO
Nemesis Coffee

SURREY PAVILION
2024



“With Gigi’s by Ask for Luigi, we’re bringing the same heart and hospitality that our Vancouver restaurants are known for to the Tri-Cities. In partnership with Marcon, we’ve created a space that’s warm, welcoming, and made for everyday dining.”



Jennifer Rossi
COO
Kitchen Table
Group

SURREY PAVILION
2024

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