

PHASE ONE

NORTH TOWER



SOCO
BY ANTHEM

DRAFT

DRAFT

SOUTH COQUITLAM

With the SkyTrain a 5 minute walk away, transit right on your doorstep and a network of bike paths surrounding you, SOCO is as connected as you can get. Combined with north-south/east-west connectors, getting anywhere from SOCO couldn't be easier.





Shopping, dining,
entertainment and wellness,
SOCO redefines what it
means to live in Coquitlam.



A new urban lifestyle hub



NEIGHBOURHOOD



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

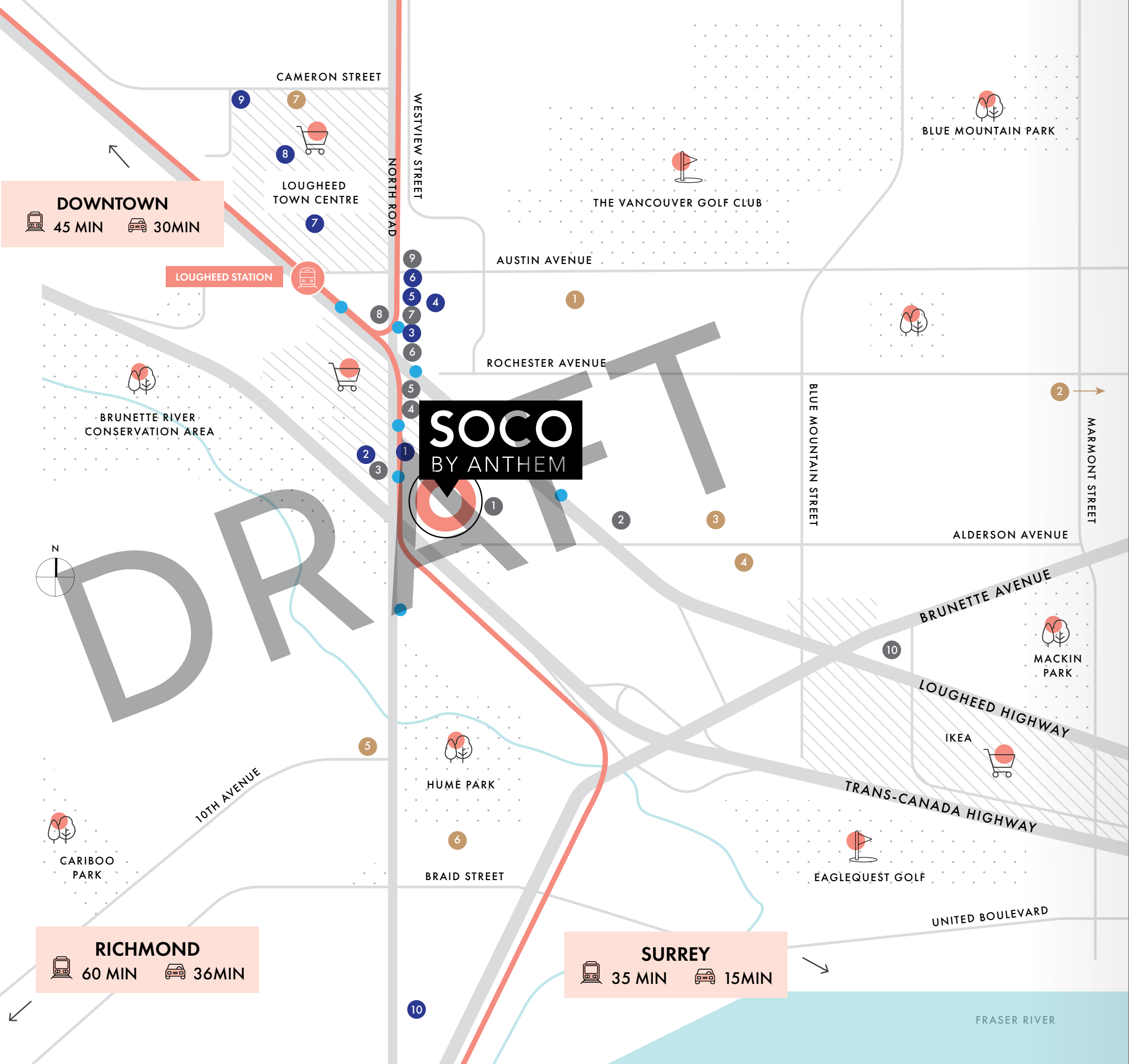
- 1. TD Bank
- 2. KEB Hana Bank
- 3. HSBC Bank
- 4. North Road Animal Hospital
- 5. RBC Royal Bank
- 6. Scotia Bank
- 7. CIBC Bank
- 8. BMO Bank
- 9. Elicare Lougheed Family Practice
- 10. Royal Columbian Hospital

SHOPPING

PARK

SKYTRAIN LINE

BUS STOPS





CONNECTED IN EVERY SENSE

SOCO puts you in a sweet spot. It has the Lower Mainland's best transportation links to take you wherever, whenever you want, and it's just steps from Lougheed Town Centre and the SkyTrain.



LOCATION



**PHASE 1
TOWER 1**
32 Storeys



**PHASE 2
TOWER 3**
23 Storeys



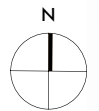
**PHASE 3
TOWER 4**
35 Storeys



**FINALE
TOWER 5**
44 Storeys



**PHASE 1
TOWER 2**
28 Storeys



67,639 SQ. FT.

Retail, commercial and
office space

9,541 SQ. FT.

Indoor amenities

33,904 SQ. FT.

Outdoor amenities

Phase One amenities

SOCO IS... SOUTH COQUITLAM

It's a new community that makes life effortless and wonderfully vibrant. It's close to everything you need and has everything you want.

Phase One of SOCO is your first opportunity to live the life you've always wanted with a new world of shops, restaurants, office space and everyday conveniences like residents' only amenities.



A GREAT PLACE TO CALL HOME

The homes at SOCO are more than simply a place to come home to. They're a new blend of architecture, landscaping, amenities and conveniences that have been carefully designed to create a new way to live.

Whether it's in the comfort of your home, soaking up the sun on the sun deck, taking a morning run on the track or getting down to business in the co-working space, SOCO's design, amenities and conveniences redefine what it means to live in a masterplanned community.






















MAKE AN IMPRESSION

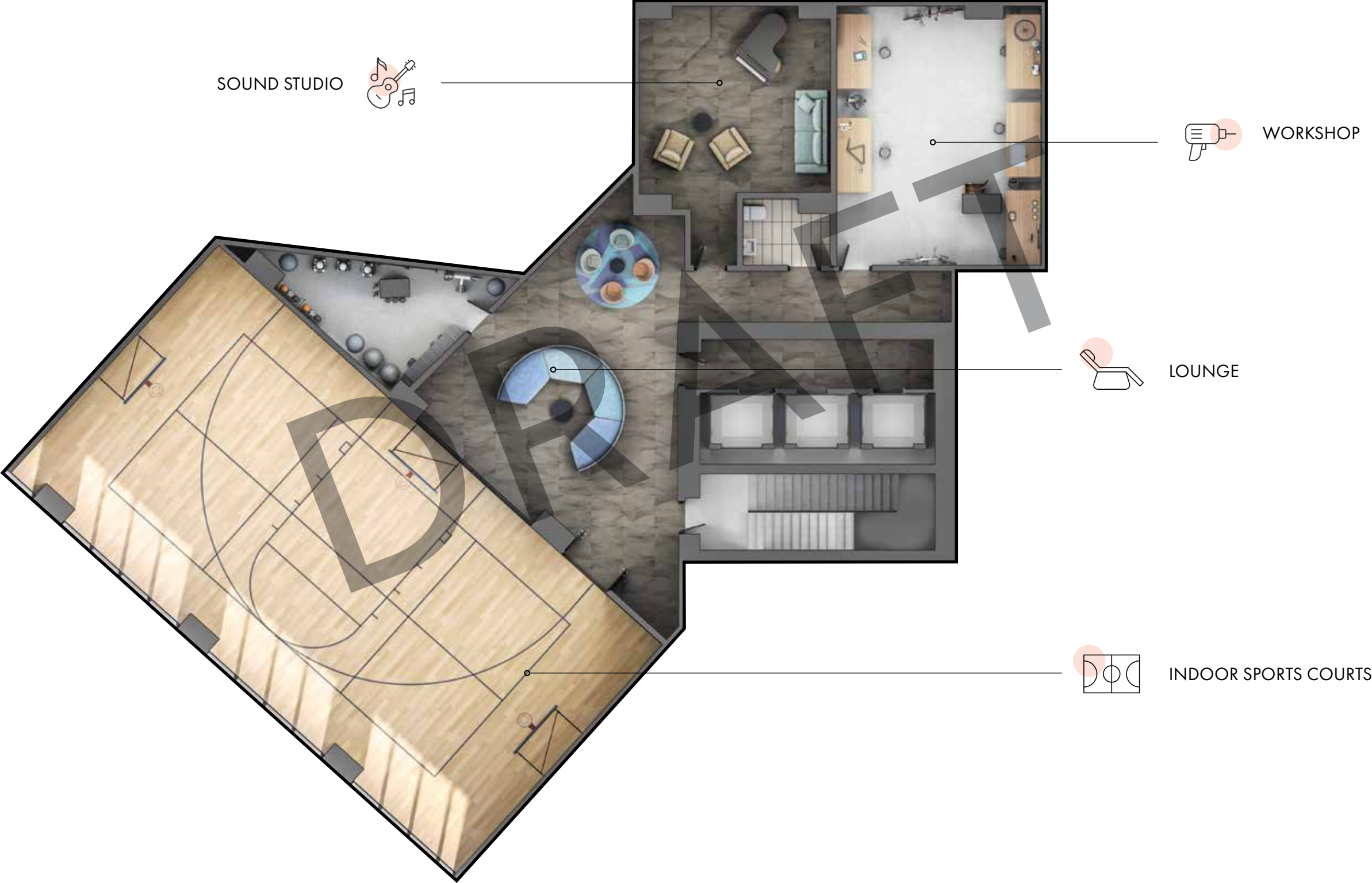


There are amenities that are designed to impress, and amenities that make an impression on you. The residents' only amenities at SOCO do both. From seamlessly entertaining friends in the fully-equipped kitchen and private dining room, working out whenever you want, getting things done in the co-working lounge, SOCO will make an unforgettable impression on you.

 CO-WORKING LOUNGE	 HEALTH STUDIO	 SOUND STUDIO
 THE BOARDROOM	 INDOOR SPORTS COURTS	 WORKSHOP
 CLUBHOUSE	 YOGA STUDIO	 PLAY LOUNGE
 SUN DECK	 FITNESS TRACK	 KID'S CORNER
 TRANSIT	 OUTDOOR SPORTS COURT	 BBQ AREA

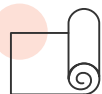


RESIDENTS' ONLY AMENITIES | LEVEL 3 | 4,324 SQ. FT.



RESIDENTS' ONLY AMENITIES | LEVEL 6 | 5,217 SQ. FT.

YOGA STUDIO



CO-WORKING LOUNGE



PLAY LOUNGE



SUN DECK



HEALTH STUDIO



CLUBHOUSE

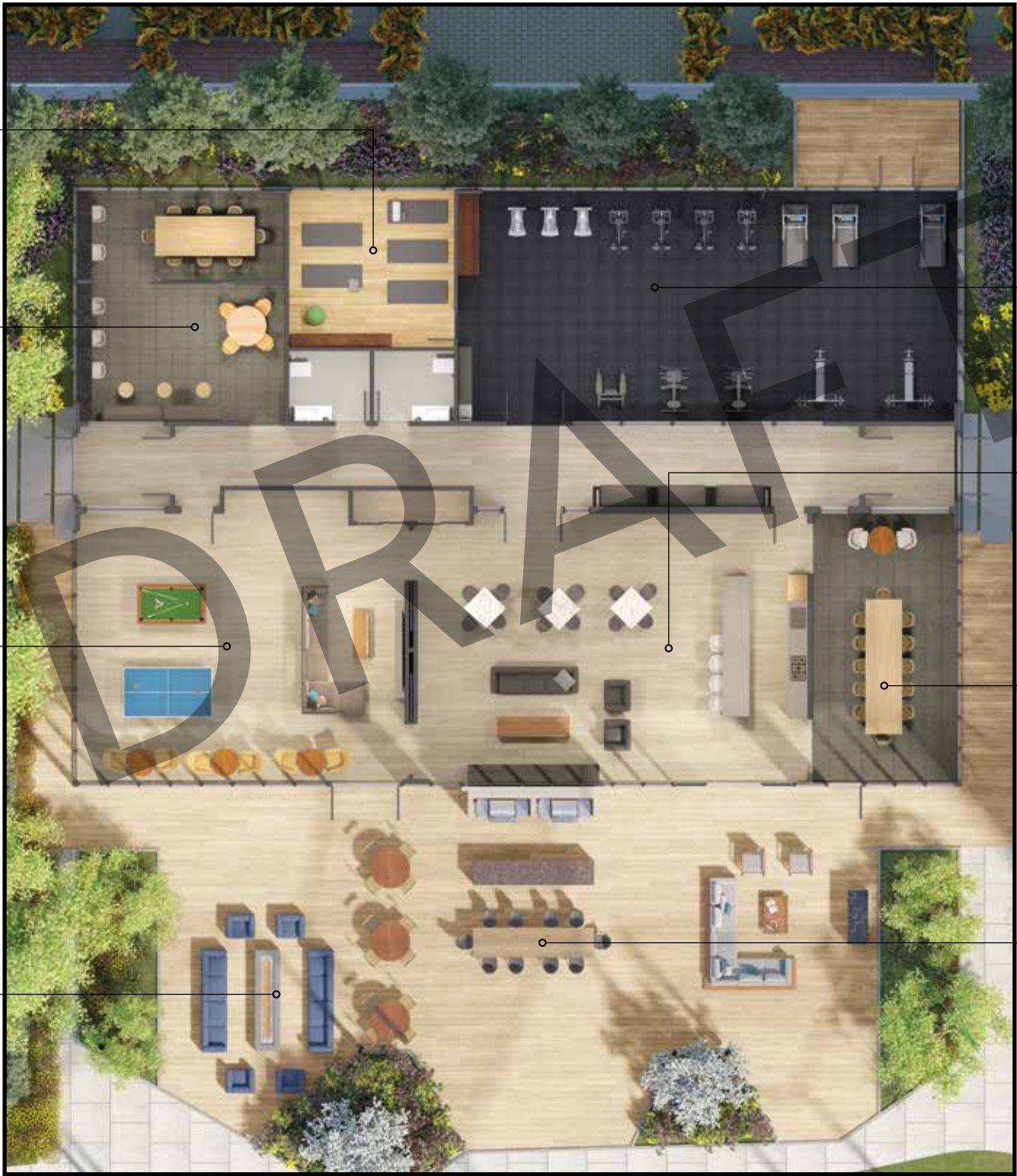


THE BOARDROOM



BBQ AREA

AMENITIES





LEVEL 32



LEVEL 16



▲
N

▲
E



VIEWS



**NORTH
TOWER**

LEVELS 7-32

FLOOR PLATE

PLAN H
2 Bedroom
Living 825 SQ. FT.
Balcony 129 SQ. FT.
Total 954 SQ. FT.

PLAN E
2 Bedroom
Living 731 SQ. FT.
Balcony 210 SQ. FT.
Total 941 SQ. FT.

PLAN F
2 Bedroom
Living 765 SQ. FT.
Balcony 154 SQ. FT.
Total 919 SQ. FT.

PLAN B
Studio
Living 424 SQ. FT.
Balcony 86 SQ. FT.
Total 510 SQ. FT.

PLAN D
1 Bedroom + Den
Living 551 SQ. FT.
Balcony 123 SQ. FT.
Total 674 SQ. FT.

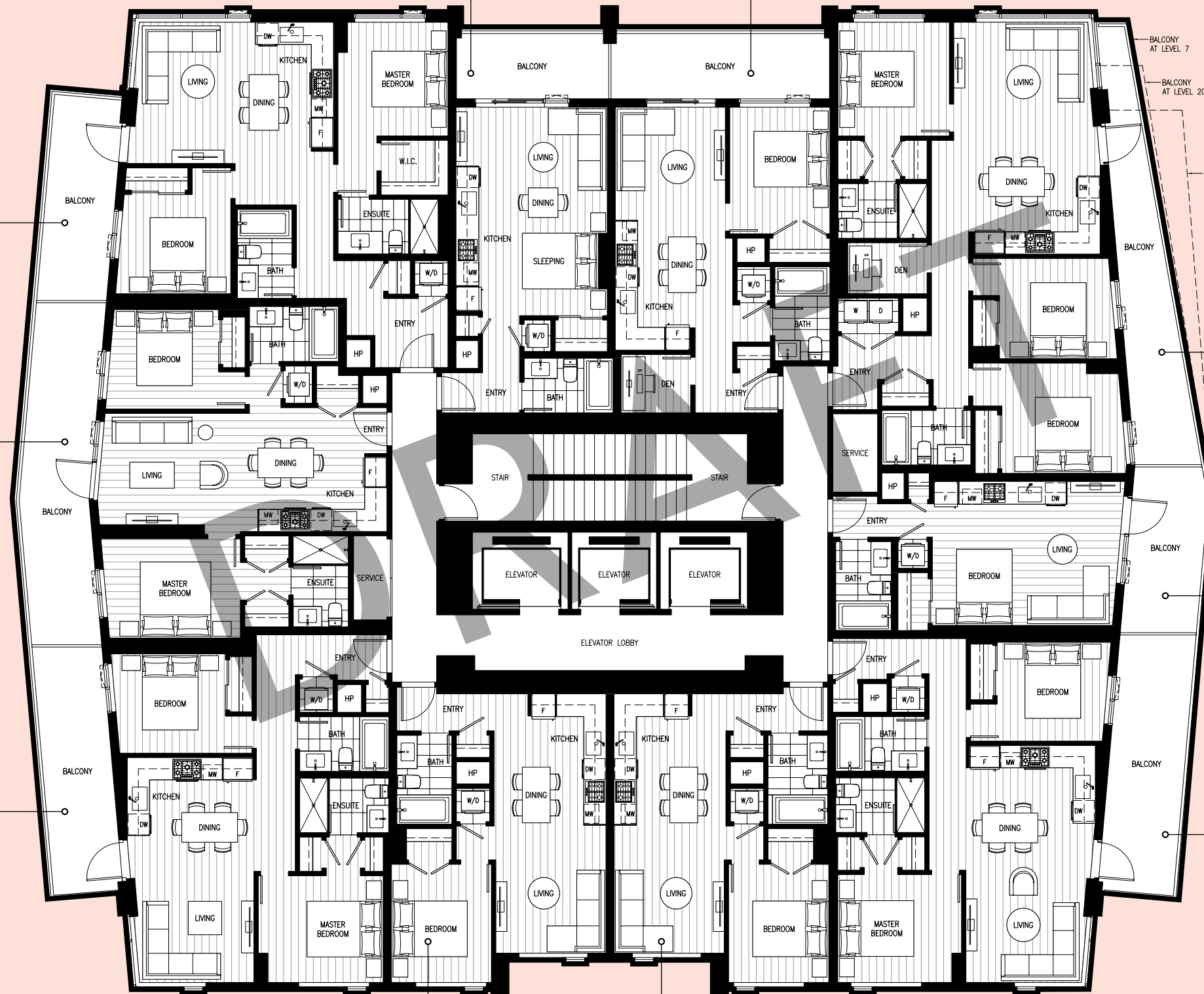
PLAN I
3 Bedroom + Den
Living 1,012 SQ. FT.
Balcony 183 - 286 SQ. FT.
Total 1,195 - 1,298 SQ. FT.

PLAN A
Studio
Living 372 SQ. FT.
Balcony 106 SQ. FT.
Total 478 SQ. FT.

PLAN G
2 Bedroom
Living 772 SQ. FT.
Balcony 173 SQ. FT.
Total 945 SQ. FT.

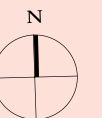
PLAN C
1 Bedroom
Living 518 SQ. FT.

PLAN C
1 Bedroom
Living 524 SQ. FT.



NOTE: BALCONIES
VARY PER FLOOR

FLOORPLATE



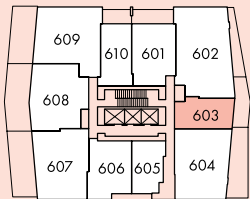
PLAN A

STUDIO

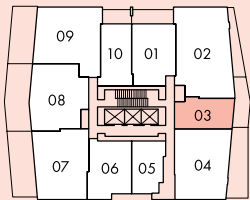
Interior	372 SQ. FT.
Balcony	106 SQ. FT.
Total	478 SQ. FT.

N
O
R
T
H

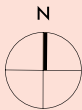
T
O
W
E
R



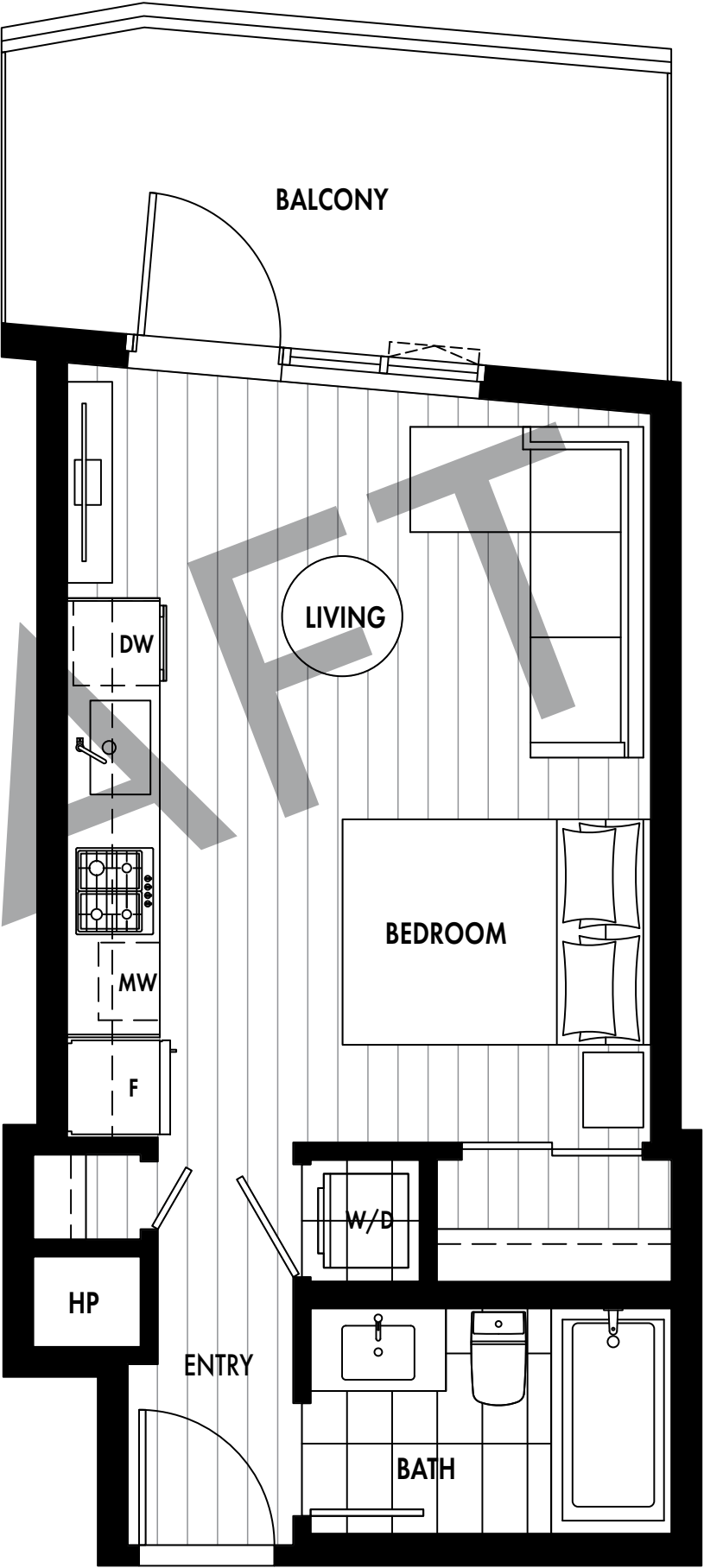
LEVEL 6



LEVELS 7-32



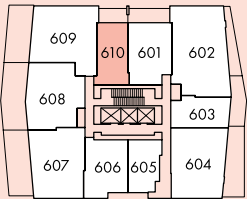
DRAFT



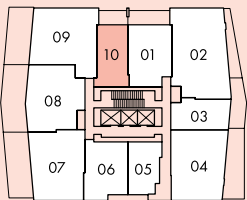
PLAN B

STUDIO

Interior	424 SQ. FT.
Balcony	86 SQ. FT.
Total	510 SQ. FT.



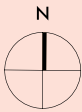
LEVEL 6



LEVELS 7-32

N
O
R
T
H

T
O
W
E
R



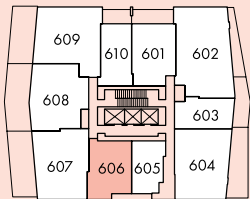
PLAN C

1 BEDROOM

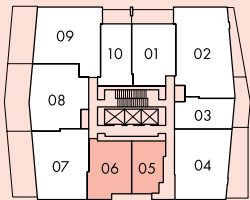
Interior 518-524 SQ. FT.

N
O
R
T
H

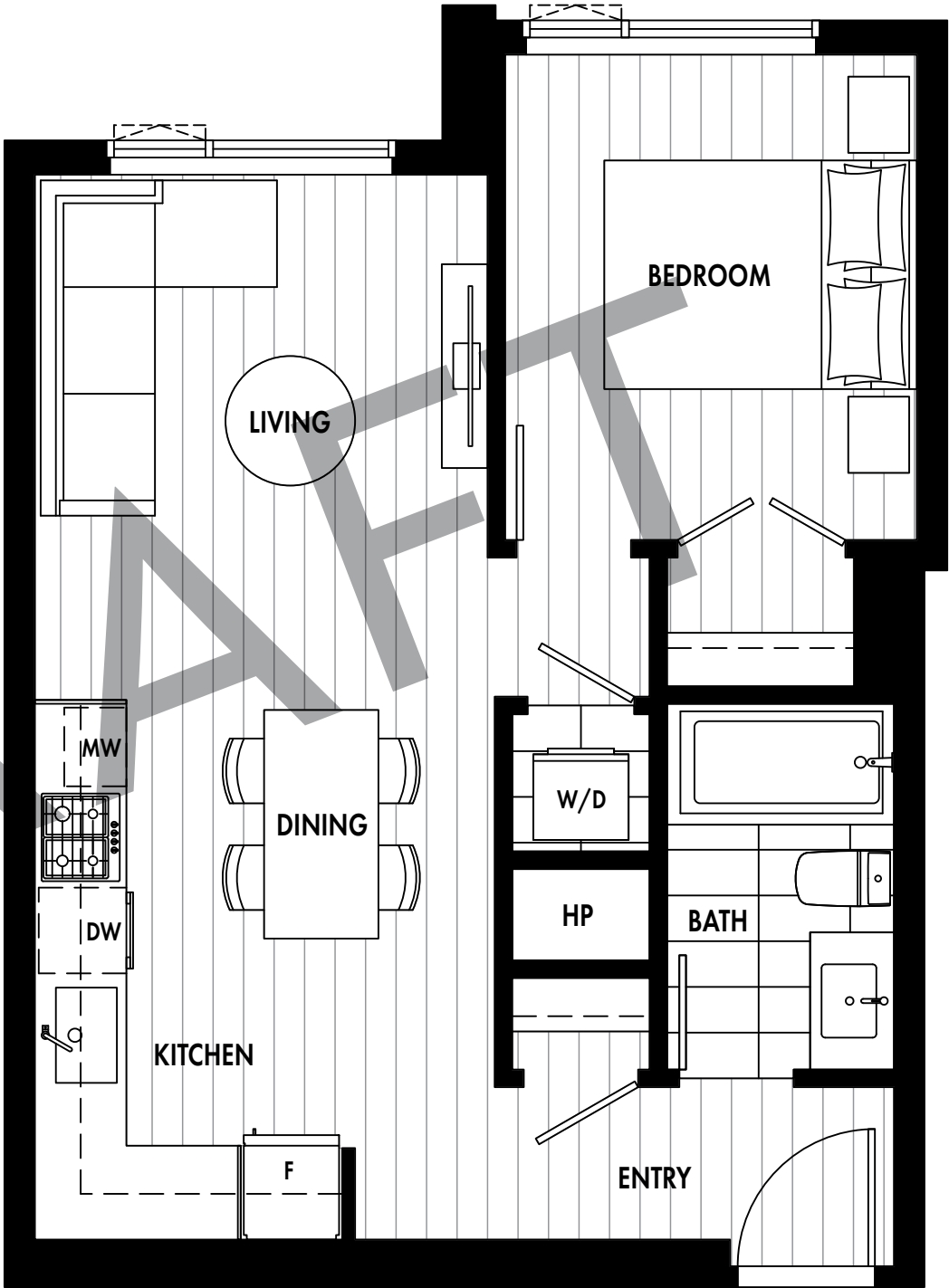
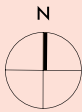
T
O
W
E
R



LEVEL 6



LEVELS 7-32

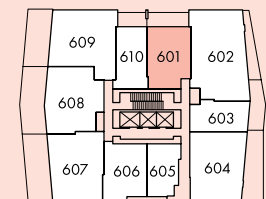




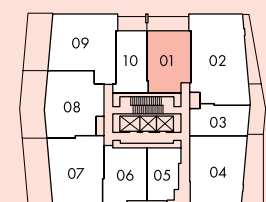
PLAN D

1 BEDROOM + DEN

Interior	551 SQ. FT.
Balcony	123 SQ. FT.
Total	674 SQ. FT.



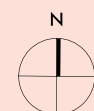
LEVEL 6



LEVELS 7-32

N
O
R
T
H

T
O
W
E
R



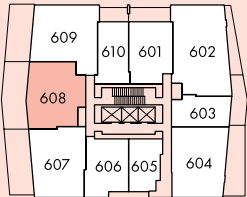
PLAN E

2 BEDROOM

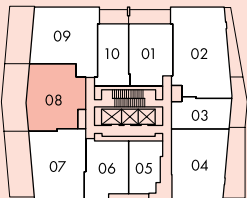
Interior	731 SQ. FT.
Balcony	210 SQ. FT.
Total	941 SQ. FT.

N
O
R
T
H

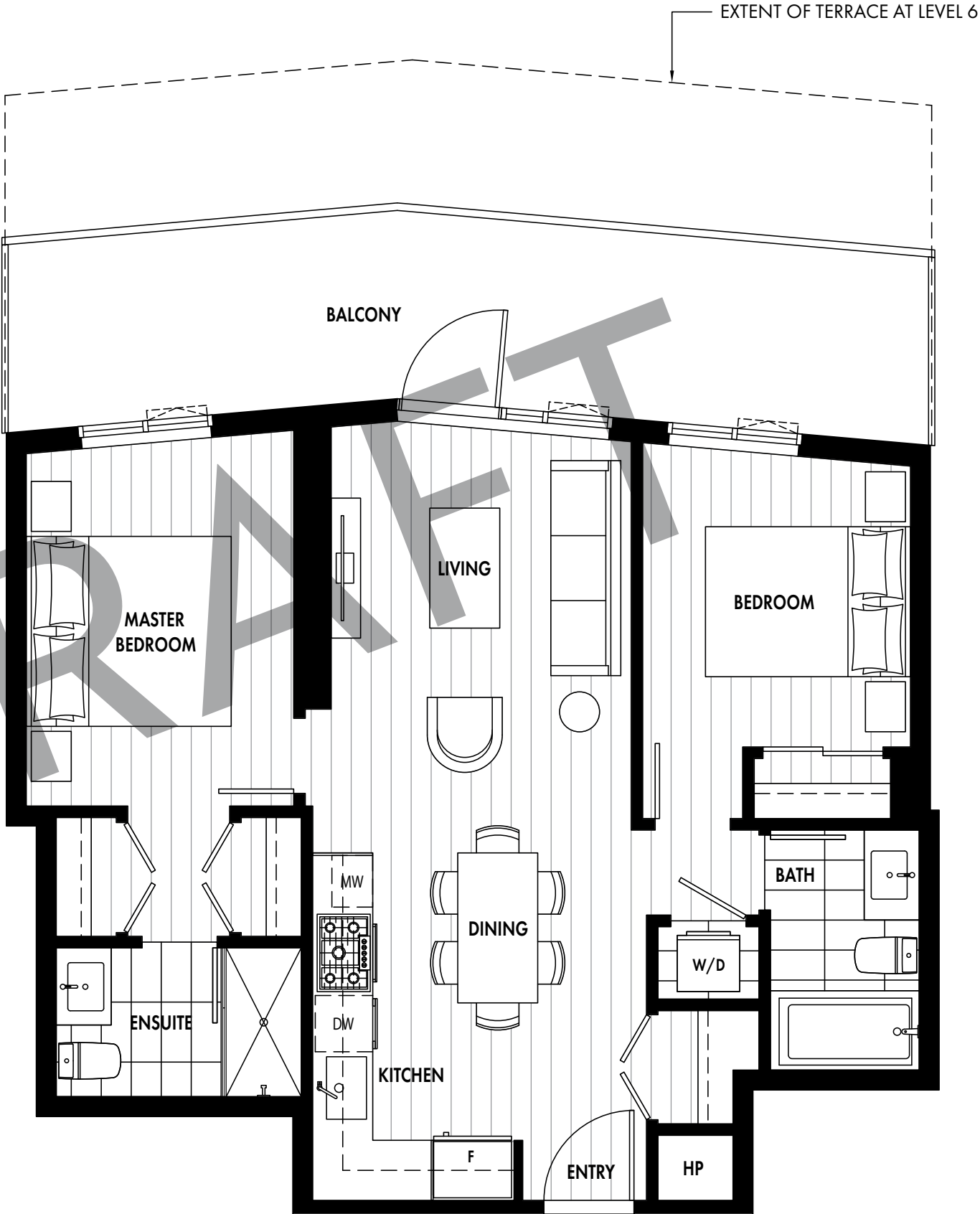
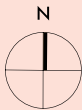
T
O
W
E
R

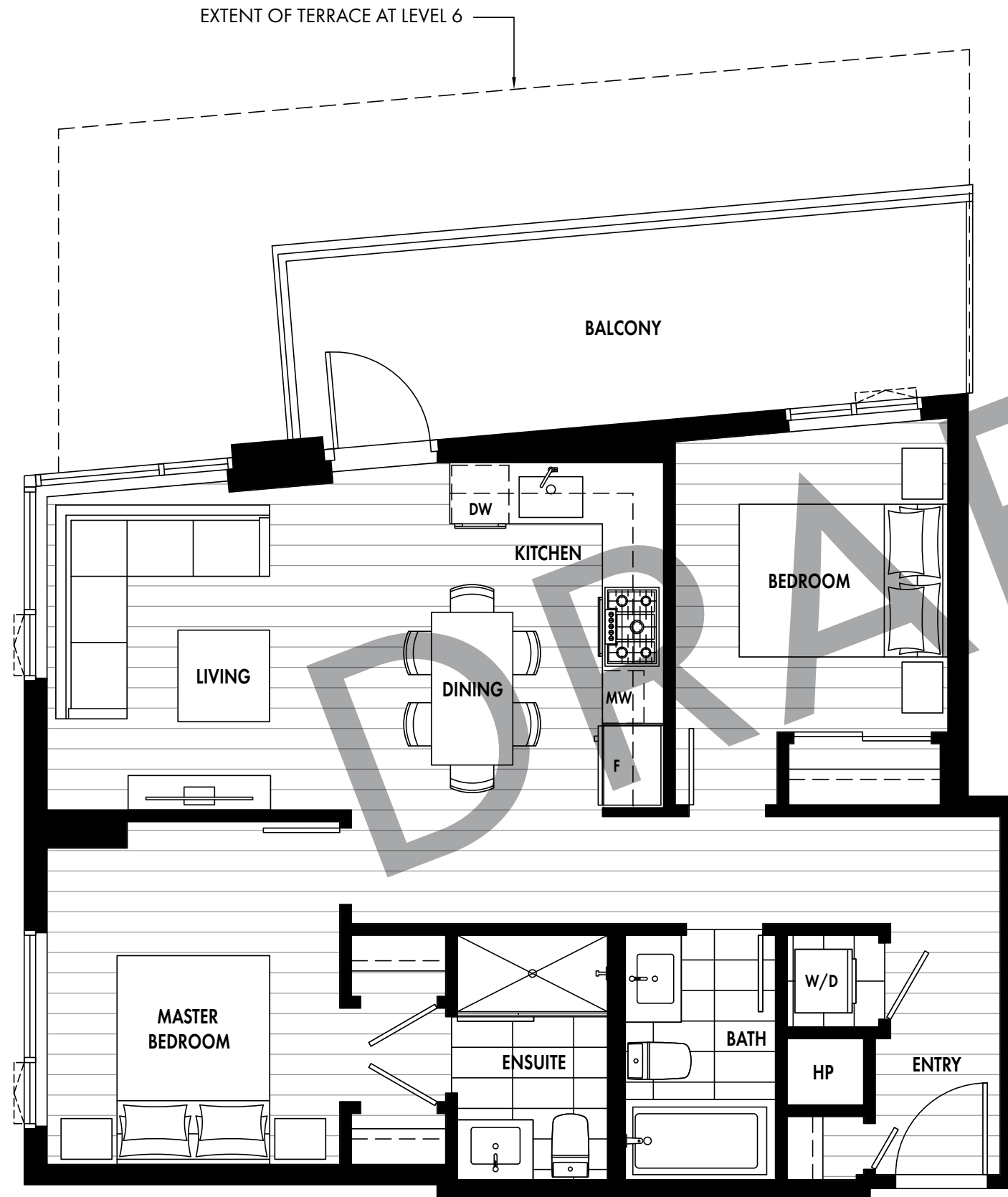


LEVEL 6



LEVELS 7-32

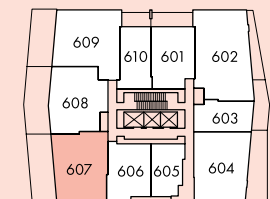




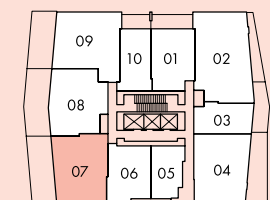
PLAN F

2 BEDROOM

Interior	765 SQ. FT.
Balcony	154 SQ. FT.
Total	919 SQ. FT.



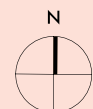
LEVEL 6



LEVELS 7-32

N
O
R
T
H

T
O
W
E
R



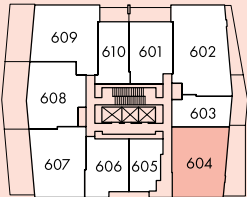
PLAN G

2 BEDROOM

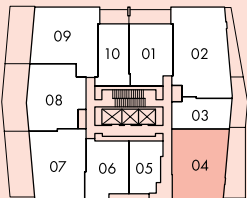
Interior	772 SQ. FT.
Balcony	173-282 SQ. FT.
Total	945-1,054 SQ. FT.

N
O
R
T
H

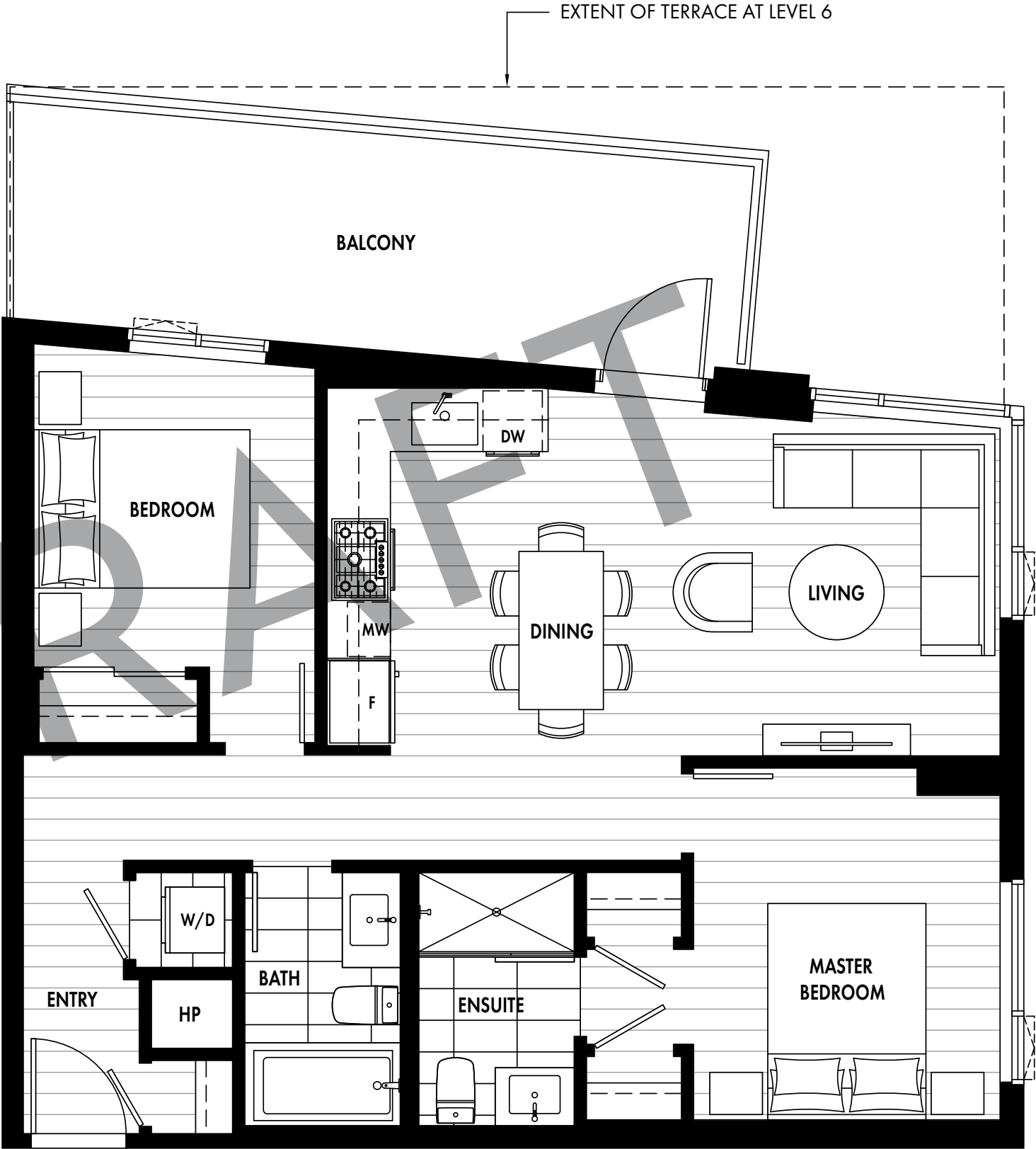
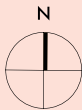
T
O
W
E
R



LEVEL 6



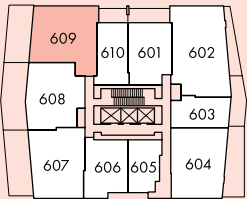
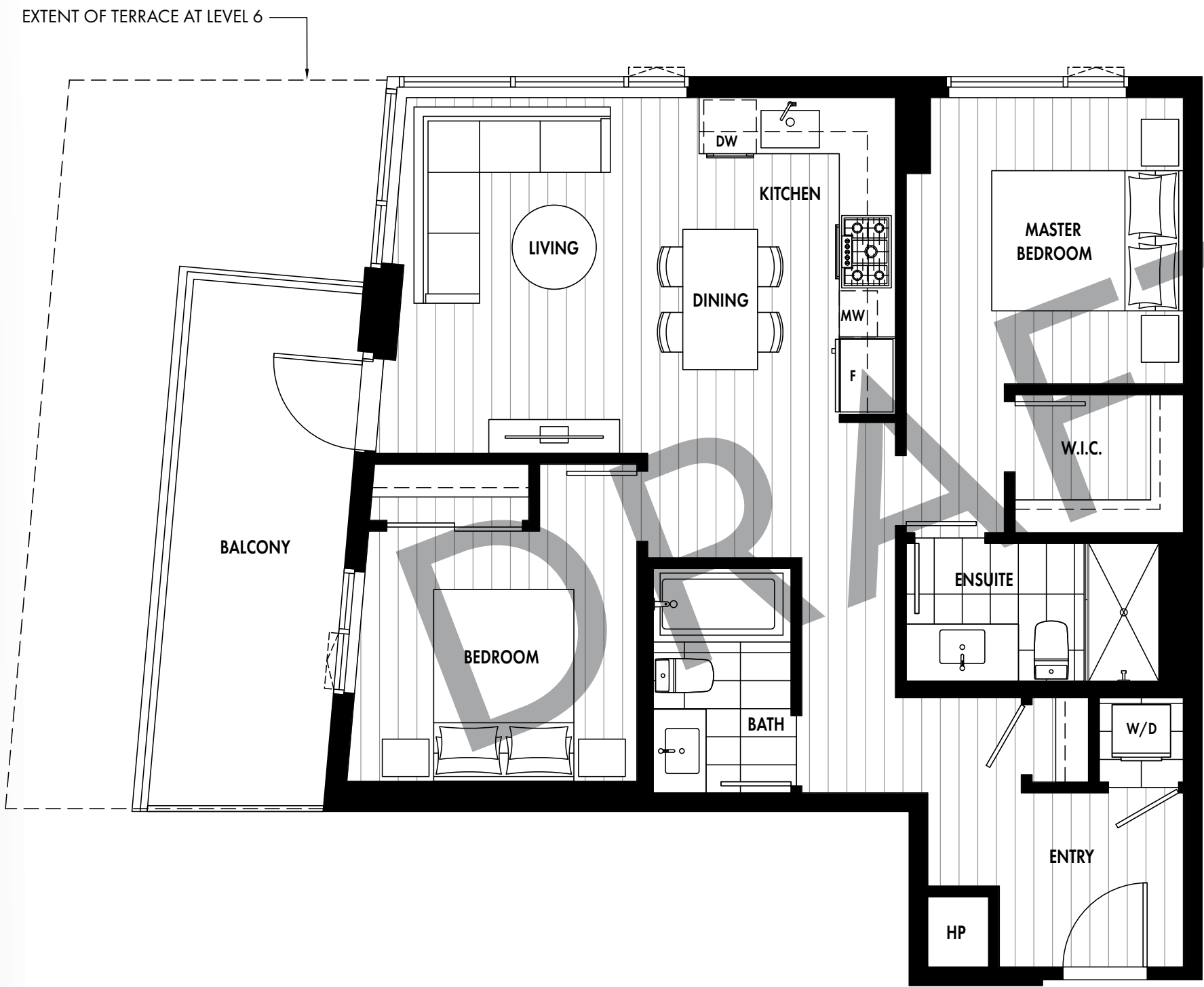
LEVELS 7-32



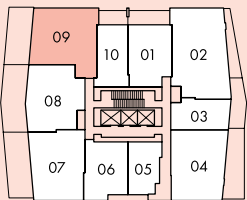
PLAN H

2 BEDROOM

Interior	825 SQ. FT.
Balcony	129 SQ. FT.
Total	954 SQ. FT.



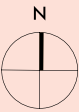
LEVEL 6



LEVELS 7-32

N
O
R
T
H

T
O
W
E
R



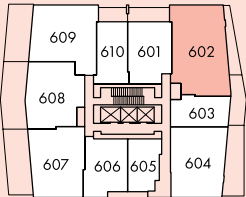
PLAN I

3 BEDROOM + DEN

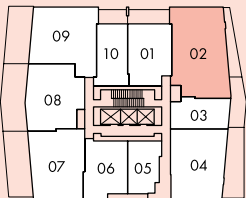
Interior	1,012 SQ. FT.
Balcony	183-286 SQ. FT.
Total	1,195-1,298 SQ. FT.

N
O
R
T
H

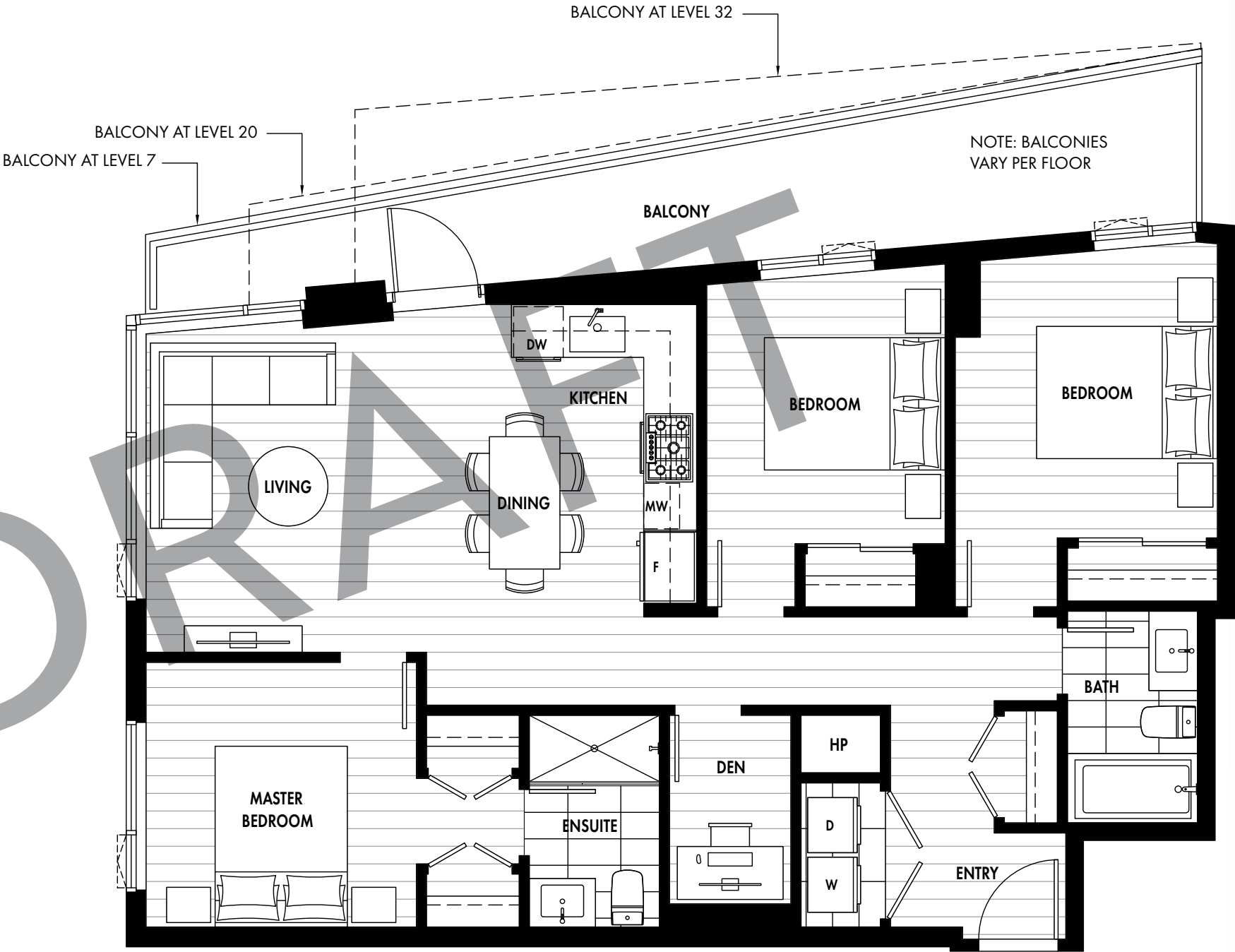
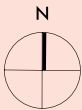
T
O
W
E
R



LEVEL 6

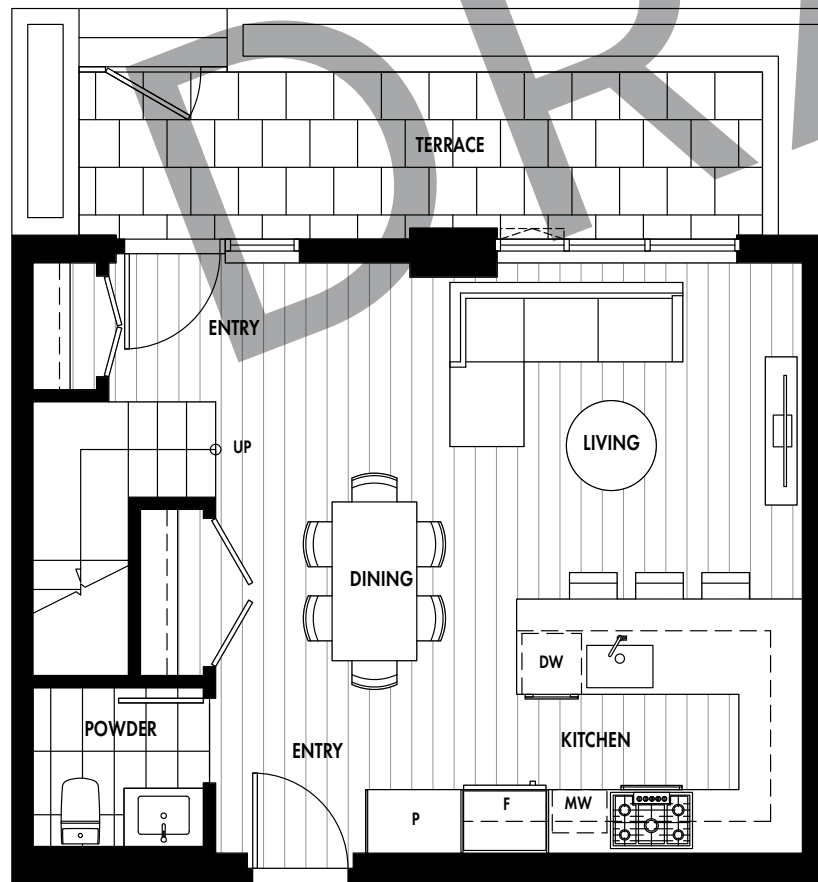


LEVELS 7-32





LEVEL TWO

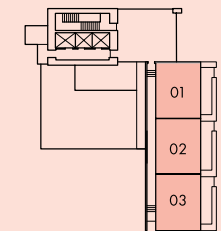


LEVEL ONE

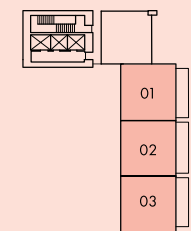
PLAN TH

2 BEDROOM

Interior	1,140-1,293 SQ. FT.
Terrace	183-191 SQ. FT.
Total	1,323-1,484 SQ. FT.



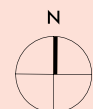
LEVEL 1



LEVEL 2

N
O
R
T
H

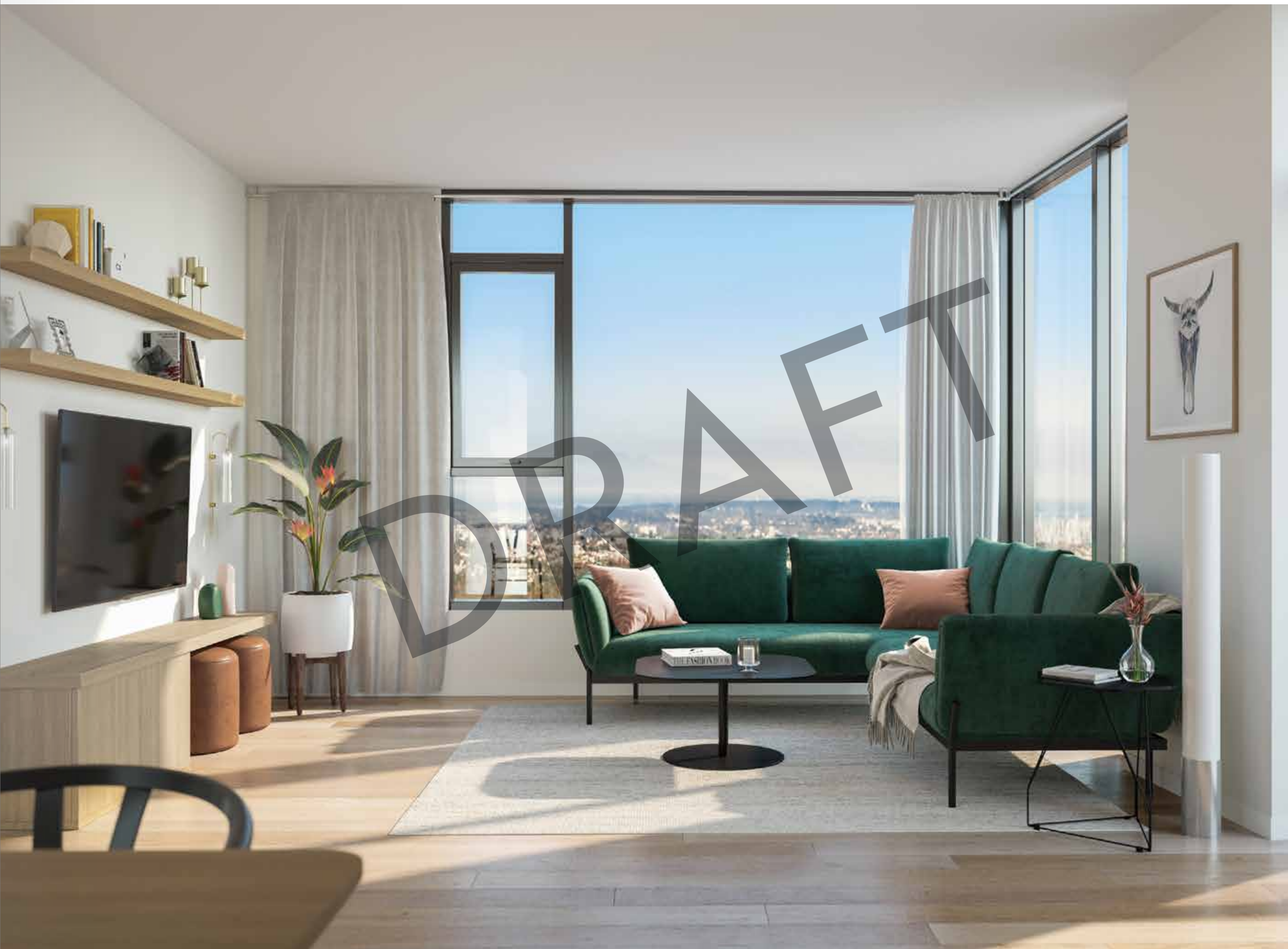
T
O
W
E
R



SIMPLE FORMS + STRIKING FUNCTIONALITY

From the first time you walk into your new home, to well after you've become familiar with every corner of every room, there is one aspect of SOCO that will never leave you - how the simplicity of great design creates a smart living space. Thoughtful open plan layouts, quality finishes and contemporary colour schemes - every aspect of your home has been designed to come together to give you everything you've ever wanted in a home.





FEATURES

IMPRESSIVE ARRIVAL

- A striking design by award-winning IBI Group Architects, with sculptural forms and subtle curves that truly make the building stand out amongst its neighbours
- Rising 32 storeys with breathtaking views from Mount Baker to Downtown city lights and the rugged North Shore mountains
- Upon completion, Phase 1 of SOCO will feature over 67,639 sq.ft. of newly designed office, retail and commercial space that will line the base of the residential towers to create a vibrant and connected community

SMART INTERIORS

- Two designer colour schemes: White and Grey
- Intelligent layouts to maximize space and natural light
- Durable laminate wood flooring throughout living areas and bedrooms
- Energy efficient heat pumps provide heating and air conditioning for year-round comfort
- Airy 8'6" ceilings
- Front-loading LG washer/dryer
- Roller blinds throughout provide added privacy and light control
- Generous balconies combine outdoor living with incredible views (most homes)

MODERN KITCHENS

- Choose between two designer colour schemes: White or Grey
- Recessed under cabinet lights offer a warm ambiance
- Luxurious and durable quartz countertops with full height porcelain backsplash
- Stainless steel under mount sink
- Baril faucet with 2 function pull down spray
- Integrated 24" or 30" appliance package:
 - Bosch 5 burner gas cooktop
 - Bosch single wall oven
 - Bosch dishwasher with stainless steel interior
 - 24" Liebherr or 30" Fisher Paykel refrigerator with bottom mount freezer
- AEG Perfekt Glide built in slide in hood fan
- Panasonic microwave

LUXURIOUS BATHROOMS

- Modern and convenient storage vanities include soft close functionality
- Durable quartz countertops with Duravit undermount sinks
- Porcelain wall and floor tiles
- Invigorating Baril showerhead and matching fixtures
- Modern Duravit dual flush toilet

DESIRABLE AMENITIES

- Approximately 45,000 sq.ft. of exclusive indoor and outdoor amenity space
- Fully equipped health studio and yoga facility to stimulate the body and mind
- Quiet and modern co-working lounge
- A designer clubhouse lounge with a gourmet kitchen, dining area and games tables
- Boardroom that doubles as a large dining table for celebrations and gatherings
- Dedicated enclosed sound room for daily music practice
- Workshop space for small hands on projects
- Indoor sports court with basketball hoops
- Outdoor sun deck with outdoor firepit and BBQ area
- Outdoor badminton court and three table tennis tables
- Outdoor fitness track to get your daily steps in
- Outdoor kid's corner play area
- A self contained guest suite with kitchenette and bathroom
- Lush landscaping to bring a sense of nature and serenity in an urban environment

PEACE OF MIND

- 2-5-10 New Home Warranty
- Secure building entry system with enterphone, security cameras and key-fob entry
- Well-lit and secure residential parkade
- One personal bicycle storage locker for every home
- 24-hour in-building security monitoring
- Expertly developed and built by Anthem
- Industry leading Homeowner Care provided by Anthem





Founded 28 years ago, Anthem is a team of 400 people driven by creativity, passion and direct communication. Anthem and Anthem United have invested in, developed or managed - alone or in partnership - more than 260 residential, commercial and retail projects with an aggregate value of more than \$6 billion across western North America.

Our growing residential portfolio includes 14,600 homes that are complete, in design or under construction, from master planned mixed use residential and multifamily, to townhome and single family communities.

We own, co-own and manage 5 million square feet of retail, industrial, residential rental and office space. We have developed more than 60 communities and currently hold over 5,000 acres of land across Alberta, British Columbia and California.

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.



DRAFT

DRAFT

socobyanthem.com



THE DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES AND MODIFICATIONS TO THE INFORMATION CONTAINED HEREIN. MAPS, VIEWS, PHOTOGRAPHY, AND RENDERINGS ARE REPRESENTATIONAL ONLY AND ARE NOT NECESSARILY ACCURATE, AND FINAL DESIGN, CONSTRUCTION, AND FEATURES MAY DIFFER. FLOOR PLANS, LAYOUTS, FINISHES, PRICES, AND AVAILABILITY ARE SUBJECT TO CHANGE WITHOUT NOTICE. PLEASE CONTACT A DEVELOPER SALES REPRESENTATIVE FOR DETAILS. THIS IS NOT AN OFFERING FOR SALE, AS AN OFFERING CAN ONLY BE MADE AFTER THE FILING OF A DISCLOSURE STATEMENT, AND ONLY IN JURISDICTIONS WHERE QUALIFIED IN ACCORDANCE WITH LOCAL LAWS. E.&O.E.