

# FOR LEASE 2<sup>ND</sup> FLOOR OFFICE

DOWNTOWN NEW WESTMINSTER  
Ste. # 3-5, 320 Columbia St.,  
New Westminister, B.C.



## SECOND FLOOR UNIT CONVENIENT DOWNTOWN LOCATION NEAR WESTMINSTER PIER PARK & ALL AMENITIES

This prime downtown New Westminister location features a second floor boasting an open layout and storage room. To the rear of the building is the Fraser River and Westminister Pier Park perfect for lunch time breaks! Beautifully situated in the midst of vibrant Historic New Westminister with restaurants, Anvil Centre, Westminister Quay, high rises and all amenities including shopping, restaurants and pubs within walking distance. Both the Columbia SkyTrain and Westminister Station are close by. Street parking and public parkade spaces are available.

New Westminister is the central gateway to Vancouver, Burnaby, Richmond to the west and the Fraser Valley to the east. Easy access to all arterial routes including Vancouver International Airport, B.C. ferry services and the U.S. border.

**Call Bill Hamilton today!**

*(Sorry, no cannabis dispensaries or daycares)*

**Grand Central**  
REALTY

New Westminister office for rent. The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Sale or Lease of the property is subject to prior sale or lease, withdrawal or change without notice.

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### Features

- Size: 650 sq.ft.\*
- Open concept w/storage room
- Bright, natural light
- Common washrooms
- High foot & traffic exposure
- Near 2 SkyTrain stations and on transit routes
- Close to Anvil Centre & shopping at Westminister Quay
- Westminister Pier Park to the rear
- Public parkade & street parking
- Zoning C-4

\* Approximate size

### Contact

**BILL HAMILTON**  
Personal Real Estate Corporation  
Commercial Real Estate  
Cell: 604-351-4400  
billhamilton.ca

Grand Central Realty  
3700 N Fraser Way, #230  
Burnaby, B.C. V5J 5H4



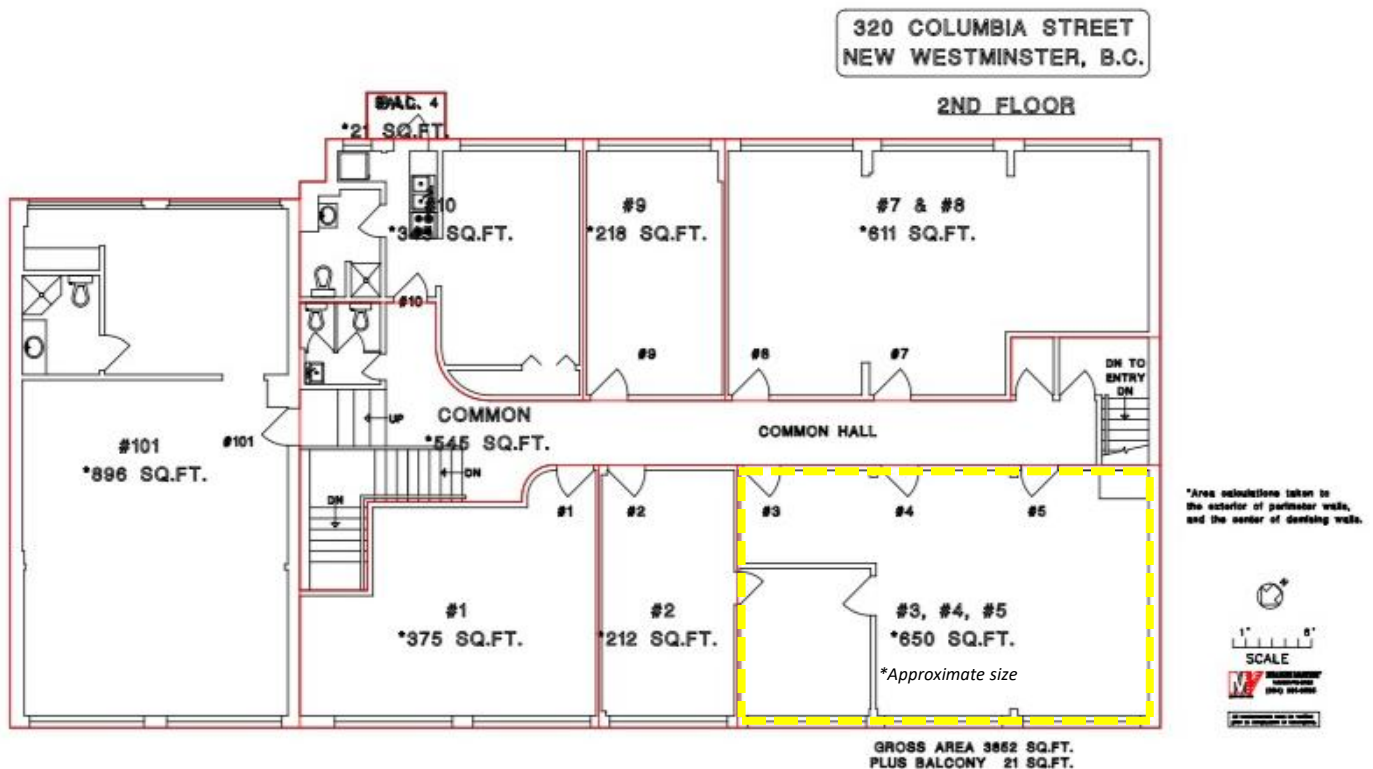
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**New Westminster, B.C.**

|                      |  |
|----------------------|--|
| <b>Civic Address</b> | <b>Suites 3, 4 &amp; 5 - 320 Columbia St., New Westminster, B.C. V3L 1A6</b> |
| <b>Unit Size</b>     | 650 sq.ft.*  |
| <b>Lease Rate</b>    | \$1,795.00 per month gross plus electricity and GST.                         |
| <b>Parking</b>       | City parkade and street parking available.                                   |
| <b>Zoning</b>        | C-4 Downtown Mixed Use Districts (High Density)                              |

•Approximate size



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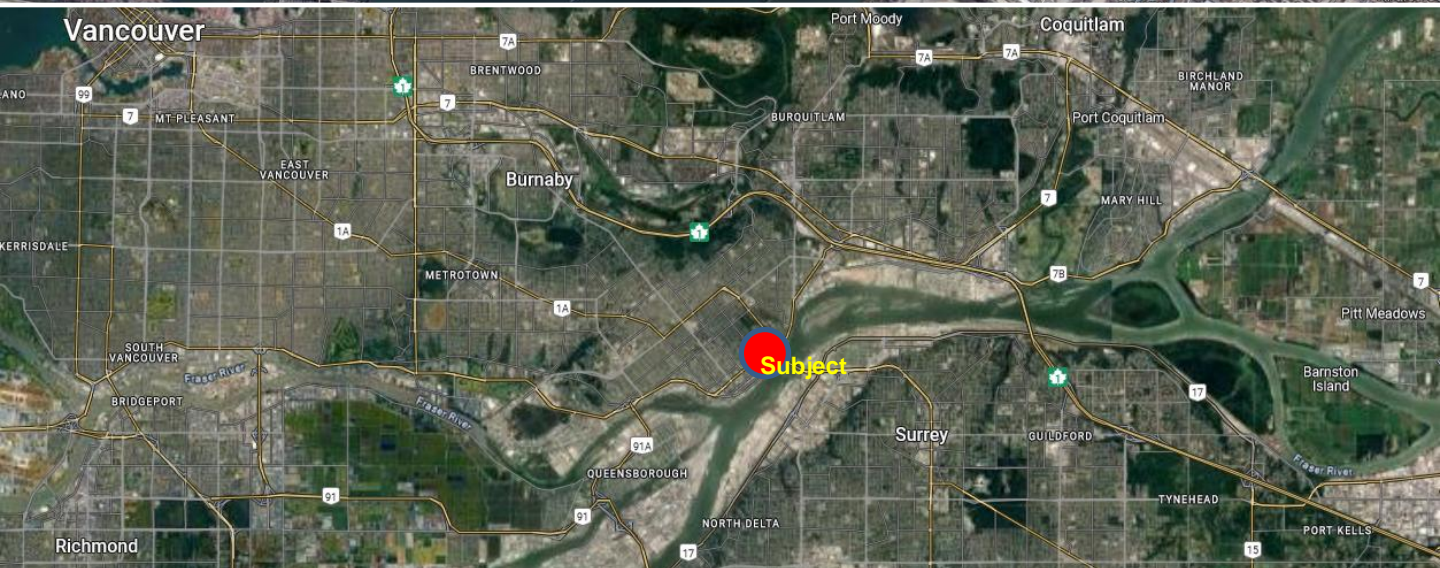
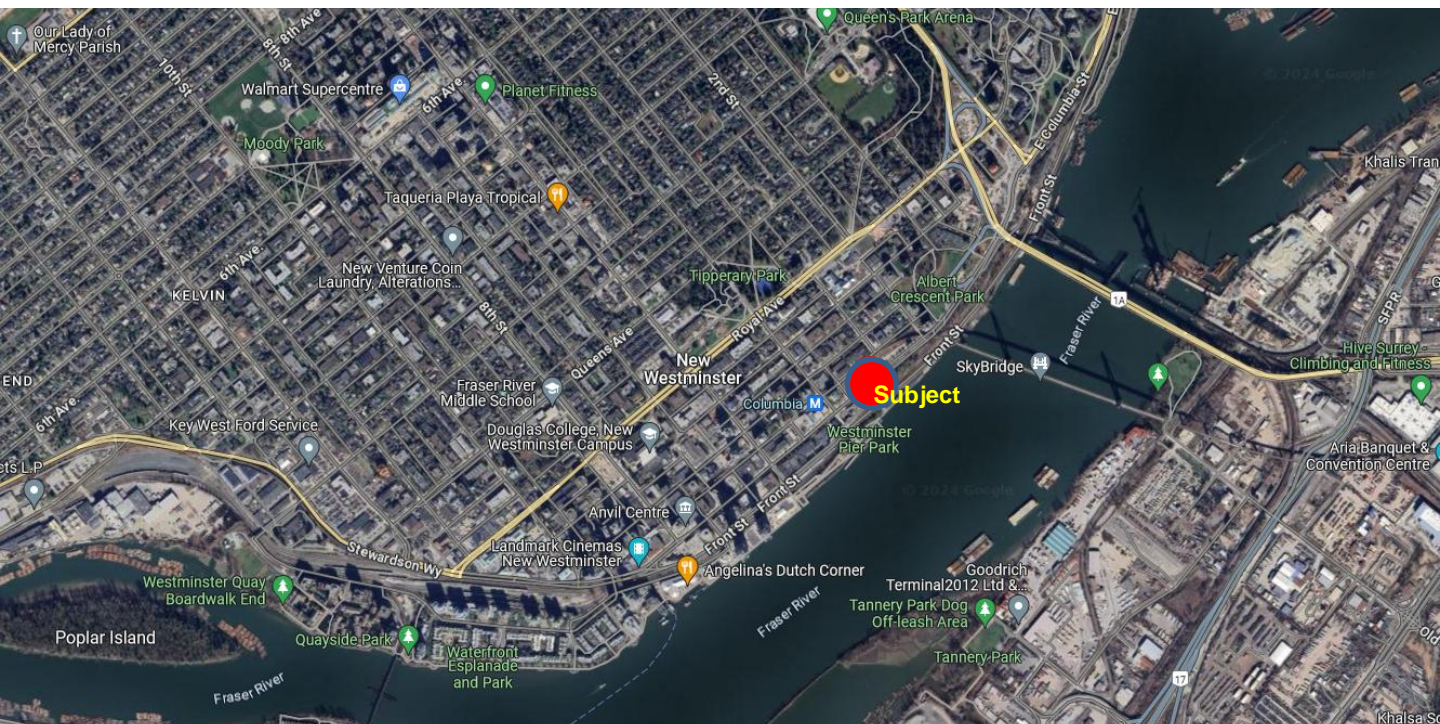
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