

FOR LEASE RETAIL/OFFICE

Downtown New Westminister
#202 – 317 Columbia St.
New Westminister, B.C.



RETAIL/OFFICE SPACE FEATURING NATURAL AMBIENT LIGHTING

Lease this spacious 2,000 sq.ft.* commercial retail or office unit in busy Downtown New Westminister. The atrium provides an airy atmosphere even on the greyest West Coast days! Stretch your legs and enjoy a lunch time stroll in Westminister Pier Park along the Fraser River. C-4 zoning allows a variety of uses.

Street parking is available and this convenient location is near the public parkade. Columbia Street is a high traffic route and is within walking distance to numerous amenities, shopping, medical offices, restaurants and residential towers.

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)

**Approximate size*

Features

- **2,000 sq.ft.***
- **Inviting atrium entrance**
- **Air conditioned**
- **Private washroom**
- **Street parking & near public parkade**
- **Walking distance to Columbia SkyTrain & Westminister stations**
- **On transit routes**
- **Vibrant Downtown New Westminister**
- **Close to Westminister Pier Park**
- **Zoned C-4**

** Size approximate*

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

Grand Central
REALTY

New Westminister retail 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.

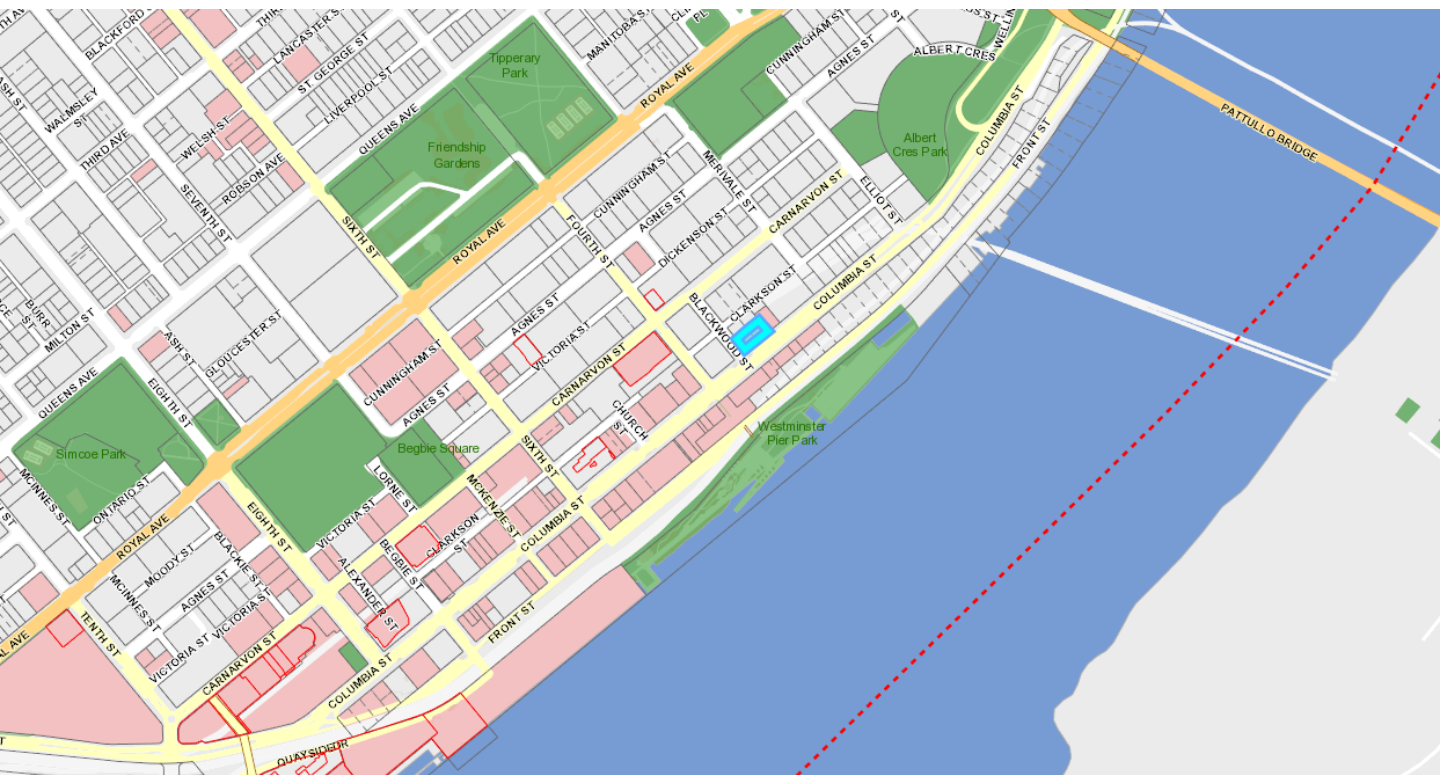
FOR LEASE RETAIL/OFFICE

**Downtown New Westminster
#202 – 317 Columbia St.
New Westminster, B.C.**

PROPERTY SUMMARY

Civic Address	#202 - 317 Columbia Street, New Westminster, B.C. V3L 1A7
Size Unit #2	2,000 sq.ft.*
Lease Rate	\$3,995.00 gross per month including property taxes, building insurance, building maintenance, gas and electricity.
Parking	Public parkade and street parking
Zoning	C-4 Downtown Mixed Use Districts (High Density)

* Approximate size



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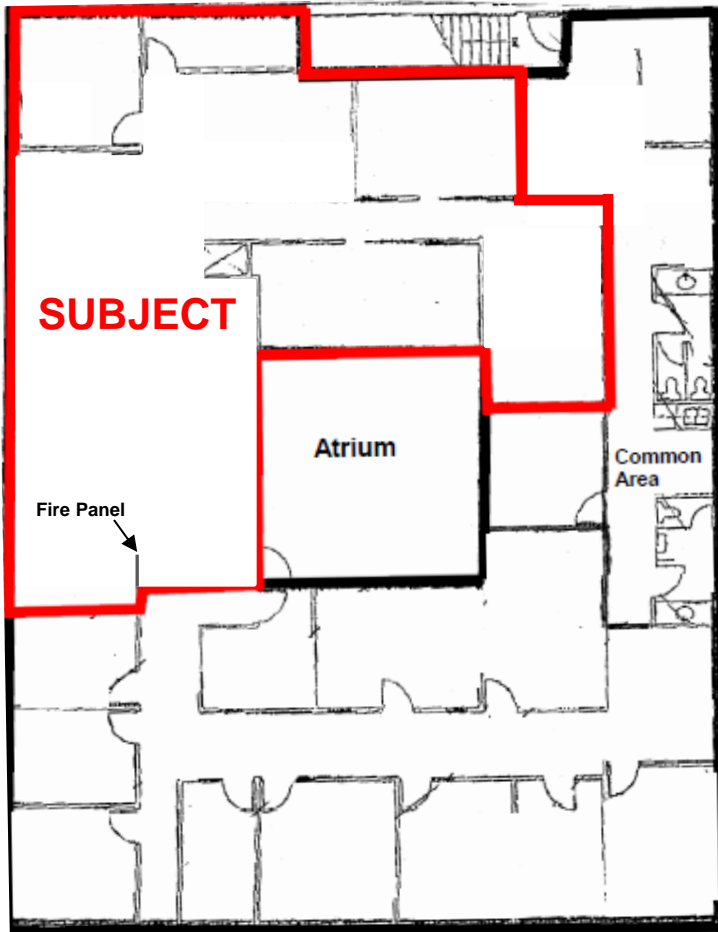


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Legend

 Unit #202 - 2,000 sq.ft.

Note: Floor plan not to scale. Office walls, location and unit size are approximate.

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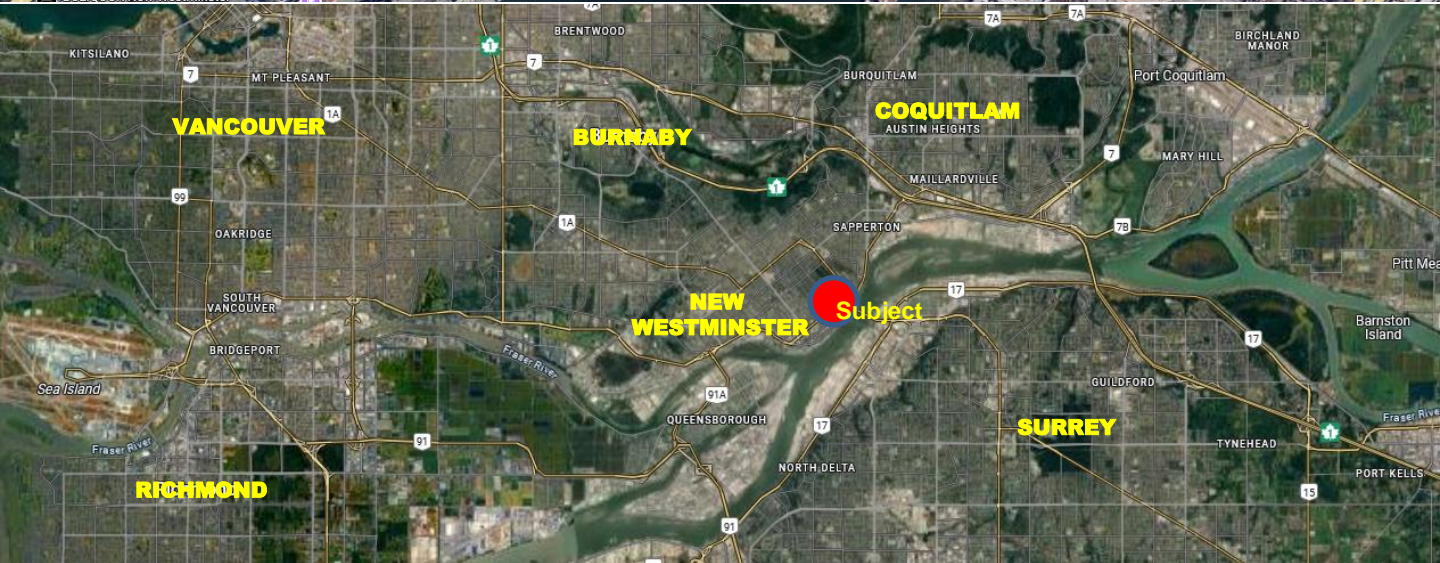
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