

FOR LEASE Office

**Downtown New Westminster
#201 - 424 Columbia Street
New Westminster, B.C.**



This building has undergone extensive renovations and includes a new elevator. Bring your business and ideas to this convenient location. This unit is unimproved and is an open canvas for your customization. The space can be 2,236 – 3,236 sq.ft. as the owner is willing to keep up to 1,000 sq.ft. for storage.

There is plenty of foot and vehicular traffic on busy Columbia Street to bring business to your door. Everything you need is within walking distance. Just down the street is Anvil Centre, New Westminster's cultural centre including a theatre, museums and galleries and the Canadian Lacrosse Hall of Fame.

New Westminster is enjoying rapid growth with new construction of condominiums while Columbia Street hosts a wide variety of offices, retailers, and restaurants. Ample parking is available and a SkyTrain station is right across the street with Westminster Pier Park to the rear.

Call Bill Hamilton today!

(Sorry, no medical cannabis offices permitted)



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.

Property Features

- 2,236-3,236 sq.ft.
- Unit ready for customization
- Foot & traffic exposure
- SkyTrain across the street
- Westminister Pier Park behind the building
- Close to Anvil Centre, dining, shopping & amenities
- Zoned C-8

Contact

BILL HAMILTON
Personal Real Estate Corporation
Commercial Real Estate
Cell: 604-351-4400
Office: 604-937-1122
Fax: 604-937-0008
billhamiltonrealestate.com

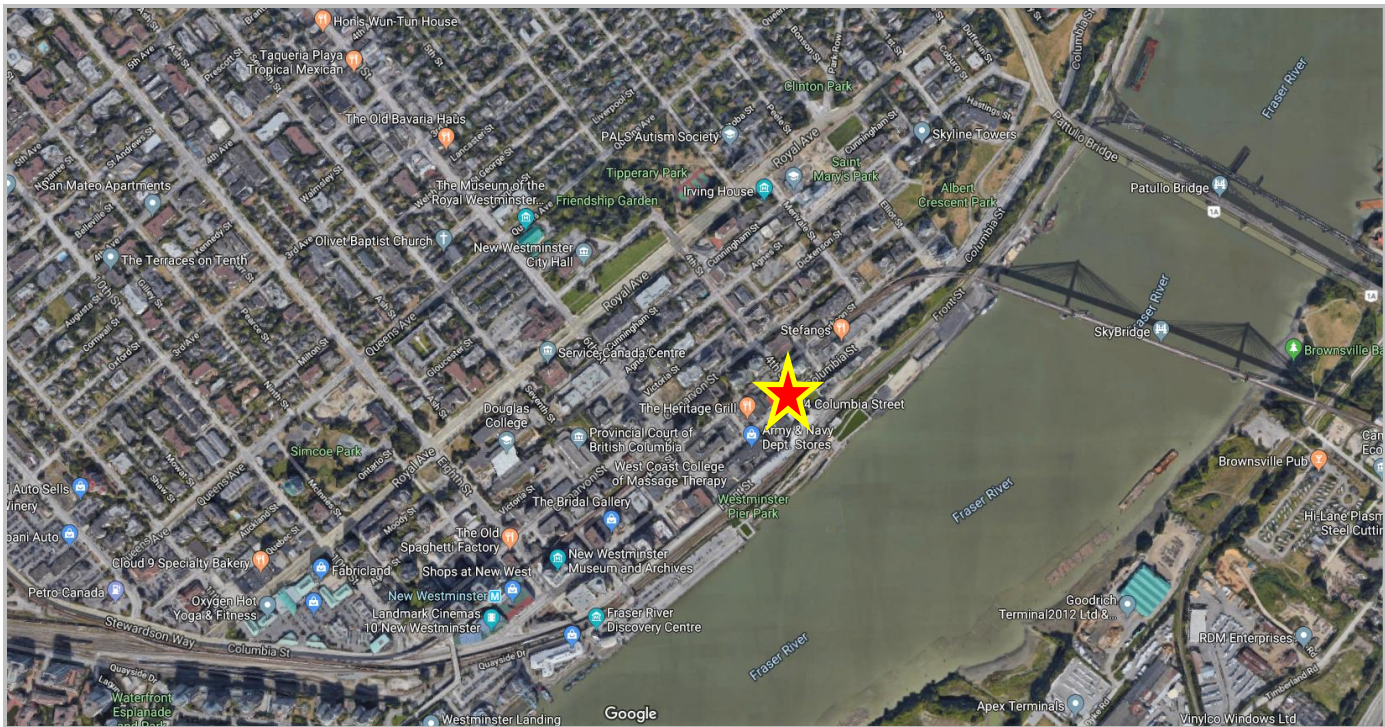
Hanna Realty Ltd.
#215-1046 Austin Ave.,
Coquitlam, B.C. V3K 3P3

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PROPERTY SUMMARY

Civic Address	424 Columbia Street, New Westminster, B.C. V3L 1B1
Unit 201	Unimproved office in shell state ready for improvements
Lease Rate	\$17.00 per sq. ft. Triple Net
Operating Costs (estimated)	\$13.00 per sq. ft.
Parking	Reserved, public parkade and street parking
Zoning	C-8 Columbia Street Historic Comprehensive Development Districts



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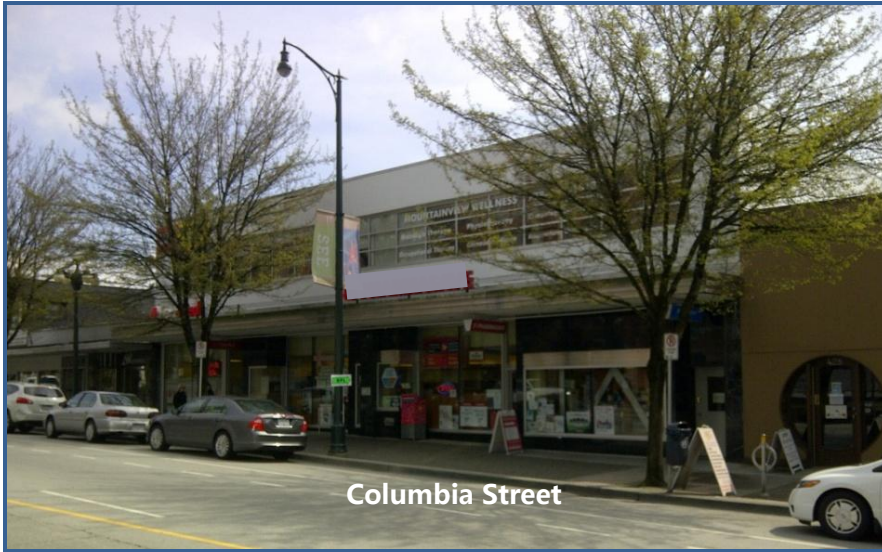
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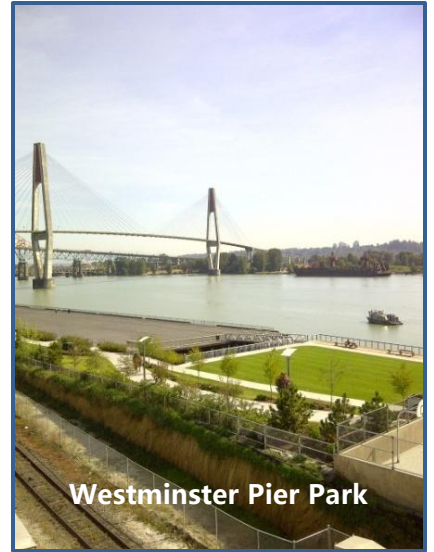
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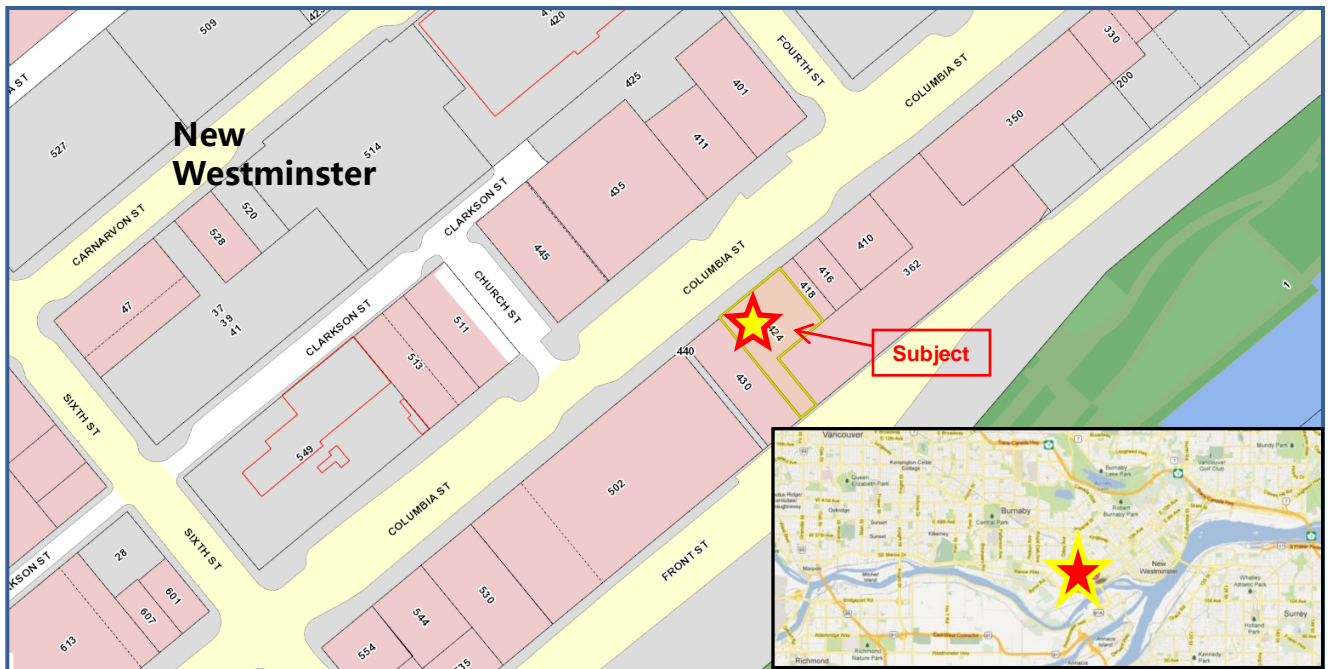
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Columbia Street



Westminister Pier Park



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