

# FOR LEASE OFFICE

**DOWNTOWN NEW WESTMINSTER  
#201 - 424 Columbia St.,  
New Westminster, B.C.**



## SECOND FLOOR OFFICE UNIT IN VIBRANT DOWNTOWN NEW WESTMINSTER

This second floor office (one level below Columbia St.) is ready for occupancy! Make this perfect location yours and take advantage of great pedestrian and vehicular traffic exposure and renowned local city features such as annual special events, festivals.

The building has undergone extensive renovations and resides in a prime downtown New Westminster setting featuring a new elevator. Columbia Street SkyTrain station is right across the street with Westminster SkyTrain station nearby and on bus routes.

This is a highly desirable location situated in the midst of Historic New Westminster with restaurants, Anvil Centre, Westminster Quay, high rises and all amenities including shopping, restaurants and pubs, transit hubs within walking distance. Reserved parking as well as street and public parkade spaces are available.

New Westminster 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)*

### Features

- **Unit size 3,236 sq.ft.\***
- **Building extensively renovated**
- **Common washrooms**
- **Air conditioned**
- **High foot & traffic exposure**
- **Near 2 SkyTrain stations and on transit routes**
- **Close to Anvil Centre & Westminster Quay**
- **Plenty of parking available**
- **Zoning C-8**

*\* Approximate size*

### Contact

**BILL HAMILTON**  
Personal Real Estate Corporation  
Commercial Real Estate  
Cell: 604-351-4400  
[billhamilton.ca](http://billhamilton.ca)



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

**Grand Central**  
REALTY

New Westminster 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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**#201 - 424 Columbia St.,**  
**New Westminister, B.C.**

<b>Civic Address</b>	<b>#201 - 424 Columbia St., New Westminister, B.C. V3L 1B1</b>
<b>Unit Size</b>	3,236 sq.ft.*
<b>Lease Rate</b>	\$17.00 per sq.ft. triple net
<b>Operating Costs</b> (estimated)	\$15.00 per sq.ft.
<b>Parking</b>	Reserved, public parkade and street parking available
<b>Zoning</b>	C-8 Columbia Street Historic Comprehensive Development Districts

•Approximate size



Westminister Pier Park

**Grand Central**  
REALTY

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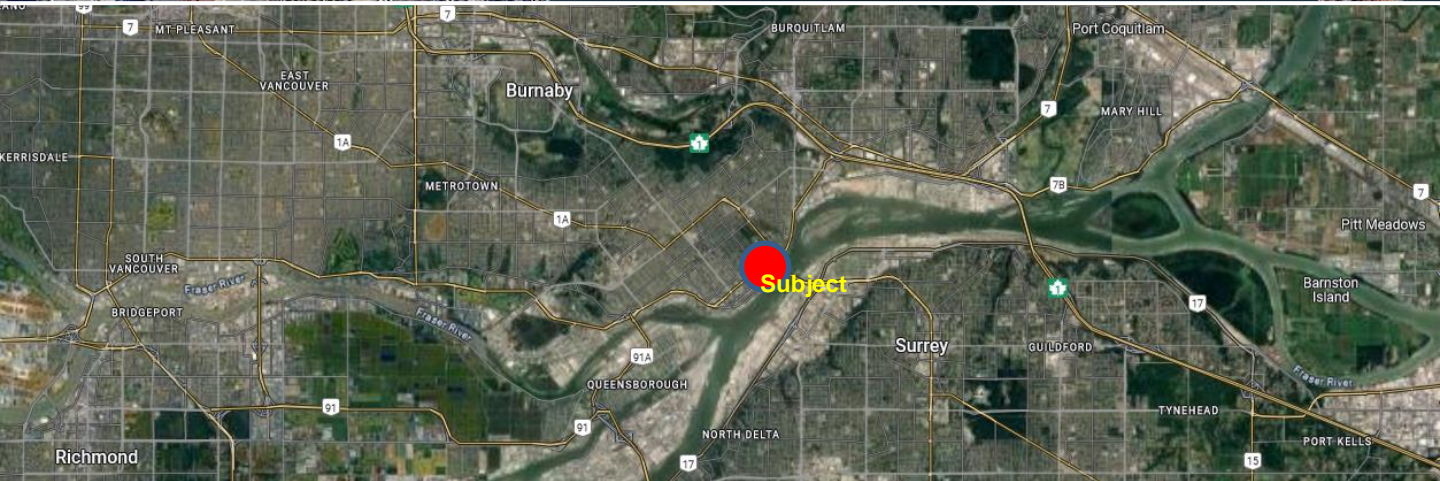
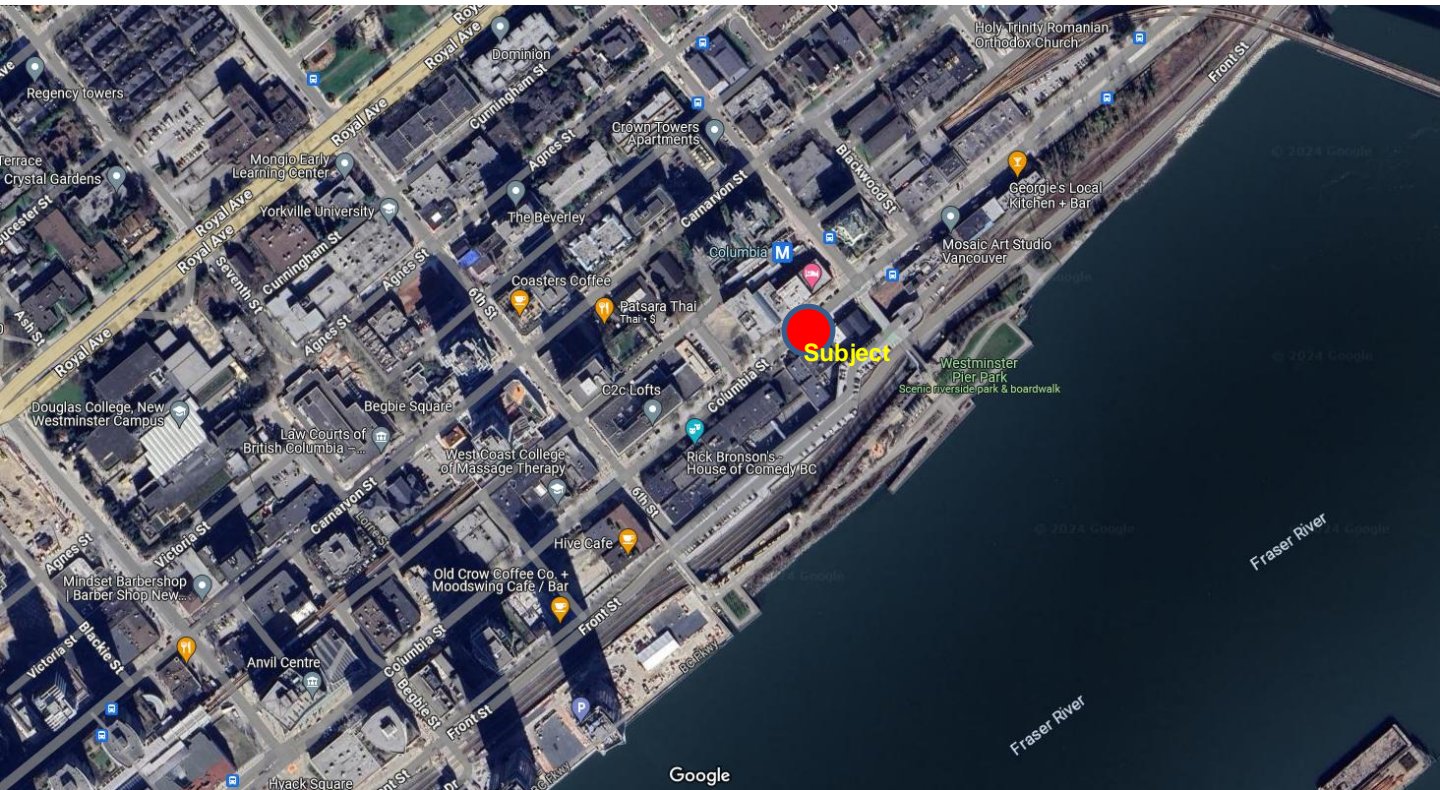


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