

**FOR LEASE
DOWNTOWN OFFICE
W/VIEW**

**Historic Westminster Building
#309 - 713 Columbia St.
New Westminster, B.C.**

REDUCED RENT FIRST YEAR



RARE OPPORTUNITY - PRIME DOWNTOWN LOCATION

*****REDUCED RENT FIRST YEAR*****

This well maintained office strata with views of the city is located right on Columbia Street in Downtown New Westminster. Lease this heritage office comprised of approximately 4,030 sq.ft. with a complete refurbish in 2018. Air conditioned, energy efficient lighting, 2 elevators, fibre optics/high speed internet.

Historic Westminster Building is New Westminster's first 'skyscraper' built in 1912. There are plenty of amenities such as the revitalized New Westminster Quay, a variety of financial services, restaurants, retail outlets and theatres. Take your lunch breaks, go for a walk and enjoy the Fraser River views! New Westminster is the central hub to the Lower Mainland and provides easy access to arterial routes.

Call Bill Hamilton today!

(Sorry, no cannabis dispensaries)

Features

- Unit 309 - 4,030 sq.ft.*
- Abundant natural light
- Windows on 3 sides
- Floor divided into 4 units
- Air conditioned
- Fibre optics/High speed internet
- Building serviced by 2 elevators
- Energy efficient lighting
- Back half of building recently updated
- City views
- Walking distance to SkyTrain & transit
- City parkade & street parking
- Close to Westminster Quay, Anvil Centre
- Zoned C-8

* Approximate size

Grand Central
REALTY

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

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

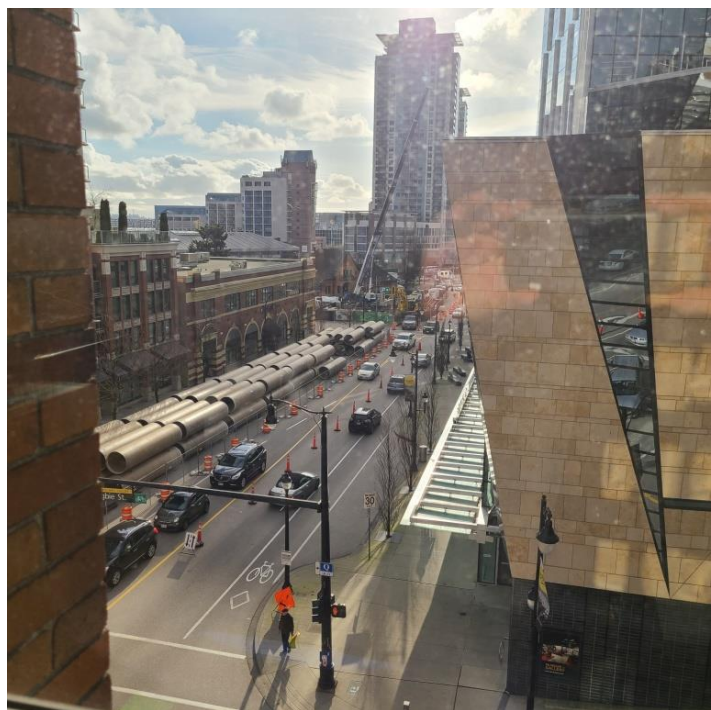
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Civic Address	#309 - 713 Columbia St., New Westminster, B.C. V3M 1B2
Unit 309	4,030 sq.ft.* Completely refurbished in 2018, kitchen unit, open layout.
Lease Rate	***REDUCED RENT FIRST YEAR*** \$19.50 psf triple net plus for the first year plus \$10.76 property taxes and strata fees.
Parking	Parkade and street parking available.
Zoning	C-8 Permits a wide variety of retail and office uses.

•Approximate size



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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.



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