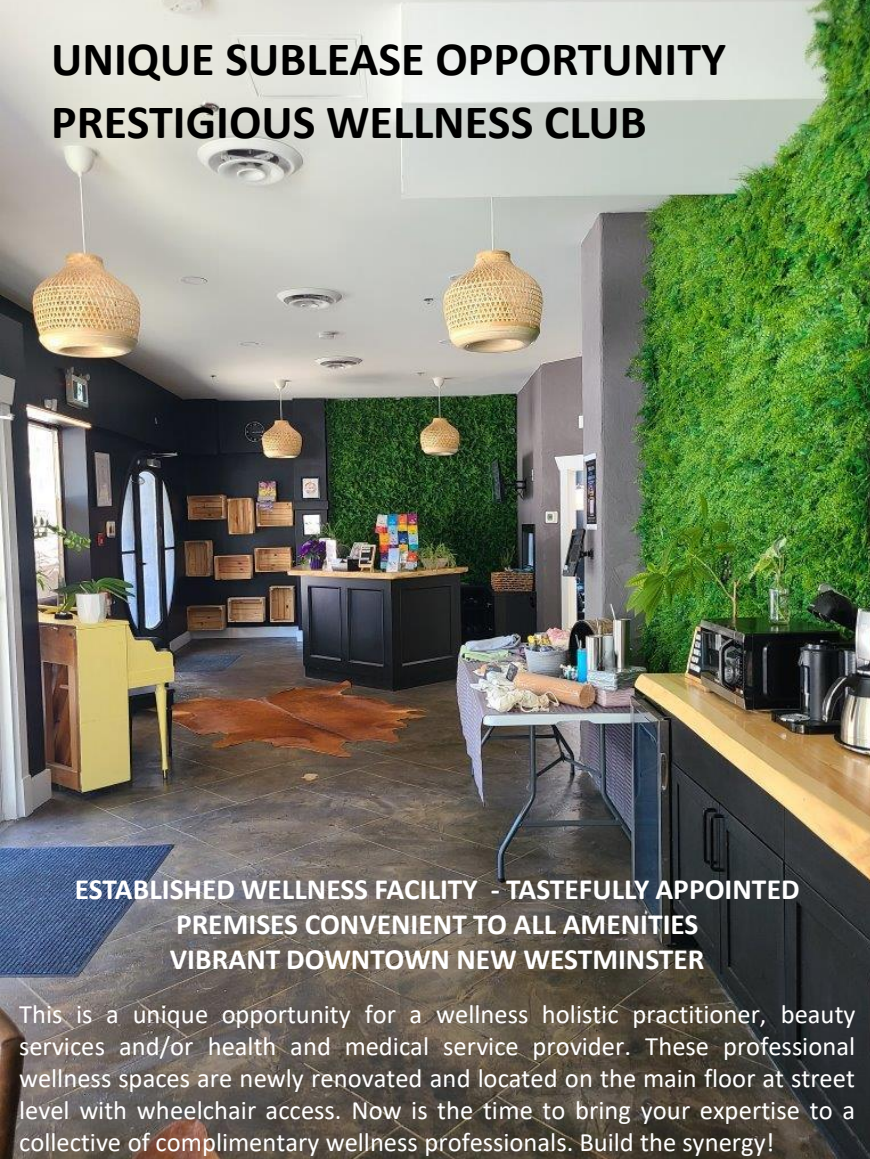


UNIQUE SUBLEASE OPPORTUNITY PRESTIGIOUS WELLNESS CLUB

DOWNTOWN NEW WESTMINSTER
428 Columbia St.
New Westminister, B.C.



**ESTABLISHED WELLNESS FACILITY - TASTEFULLY APPOINTED
PREMISES CONVENIENT TO ALL AMENITIES
VIBRANT DOWNTOWN NEW WESTMINSTER**

Features

ROOM 1 - Spin Room

Exclusive use

- Size: 300 sq.ft.*

ROOM 2 - Personal Training Space

Exclusive use

- Size: 200 sq.ft.*

ROOM 3 – Hot Room

Shared use

- Size: 1,330 sq.ft.*

ROOM 4 – Hammock Room

Shared use

- Size: 740 sq.ft.*

Benefits

- Client lounge
- Internet access
- Wheelchair accessible
- Security system
- Laundry room
- Showers, large change rooms
- Lockers available
- Across the street from Columbia SkyTrain station, nearby transit
- City parkade or street parking
- Close to high density housing, shopping, public events, historic New Westminister
- Walking distance to Westminister Pier Park, New Westminister Quay

* 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

Grand Central
REALTY

New Westminister commercial space for lease. 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.

UNIQUE SUBLEASE OPPORTUNITY PRESTIGIOUS WELLNESS CLUB

DOWNTOWN NEW WESTMINSTER
428 Columbia St.
New Westminister, B.C.

Civic Address: 428 Columbia Street, New Westminister, B.C. V3L 1B1

ROOM 1 Spin room - exclusive use

Size 300 sq.ft. (approximate size)

Rent \$1,395.00 per month

ROOM 2 Personal training space - exclusive use

Size 200 sq.ft. (approximate size)

Rent \$995.00 per month

ROOM 3 Hot room - shared space

Size 22'9" x 58'6" - 1,330 sq.ft. (approximate size)

Rent Negotiable depending on use.

Available for partial rent Mondays to Fridays 12pm to 5pm, weekends 1pm to 9pm.

ROOM 4 Hammock room - shared space

Size 17'7" x 42' - 740 sq.ft. (approximate size)

Rent Negotiable depending on use.

Spaces Include All utilities – heat, hot water, electricity, A/C, property tax and building insurance.

Parking Nearby city parkade or street parking

Zoning C-8 Commercial



Grand Central
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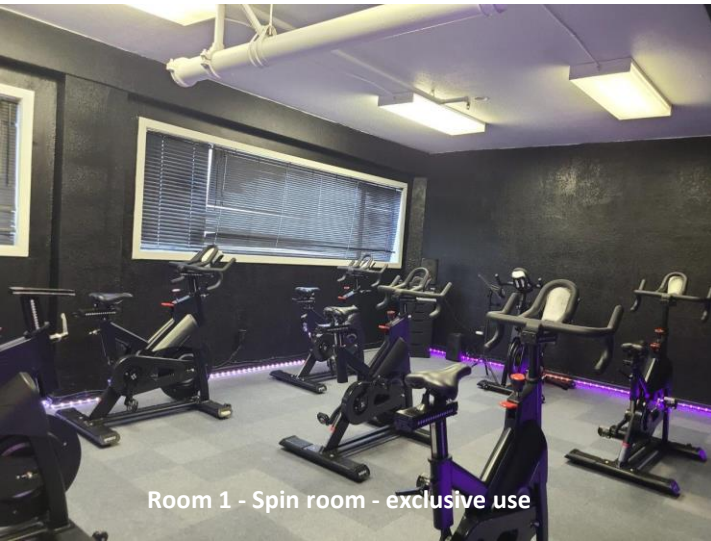


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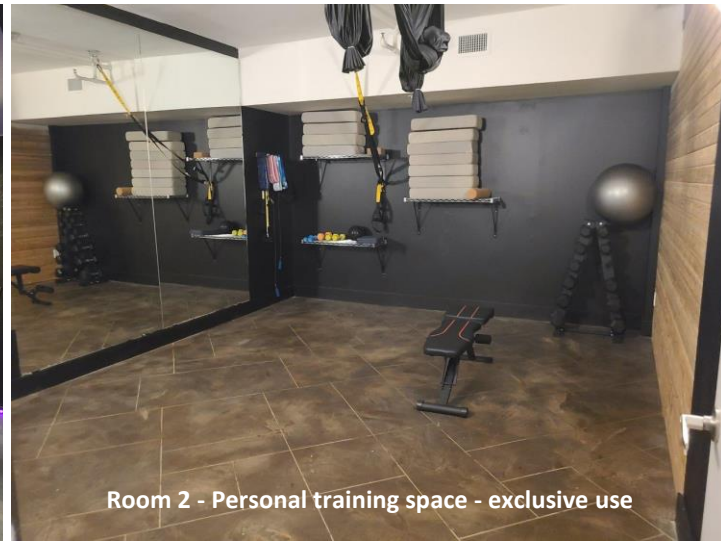
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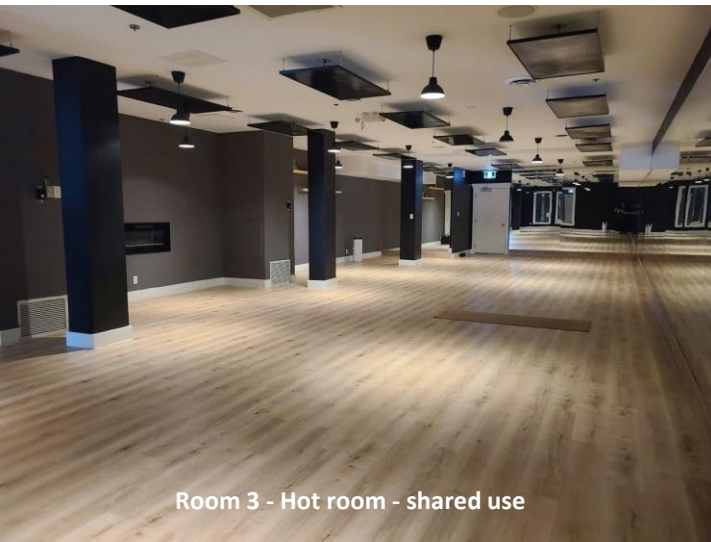
DOWNTOWN NEW WESTMINSTER
428 Columbia St.
New Westminister, B.C.



Room 1 - Spin room - exclusive use



Room 2 - Personal training space - exclusive use



Room 3 - Hot room - shared use



Room 4 - Hammock room - shared use

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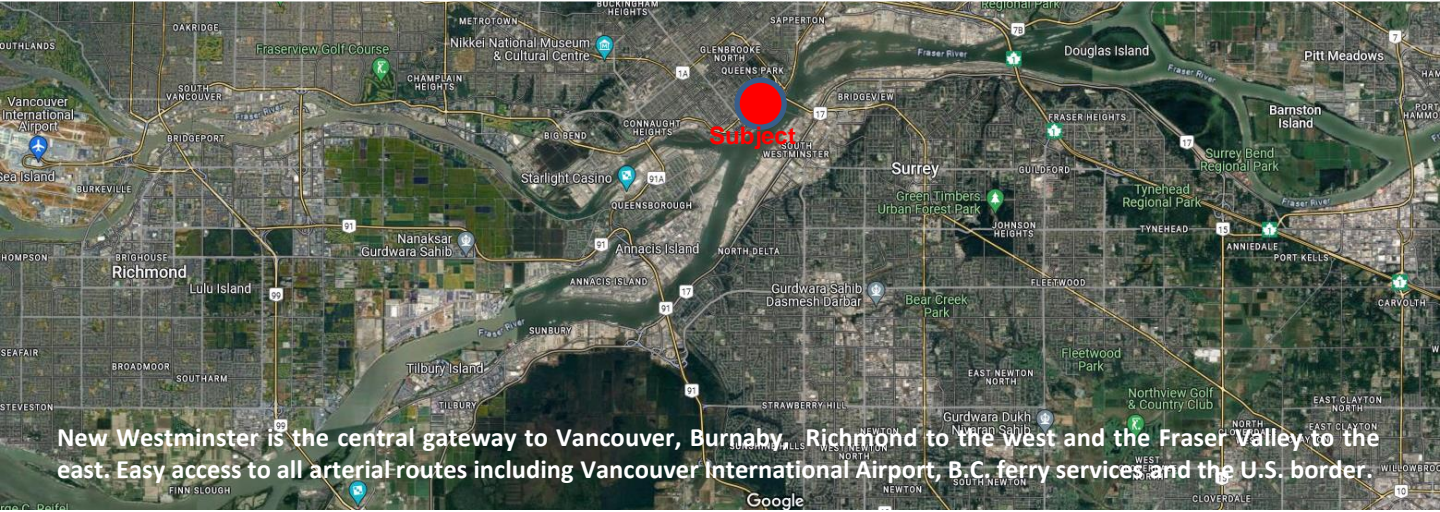
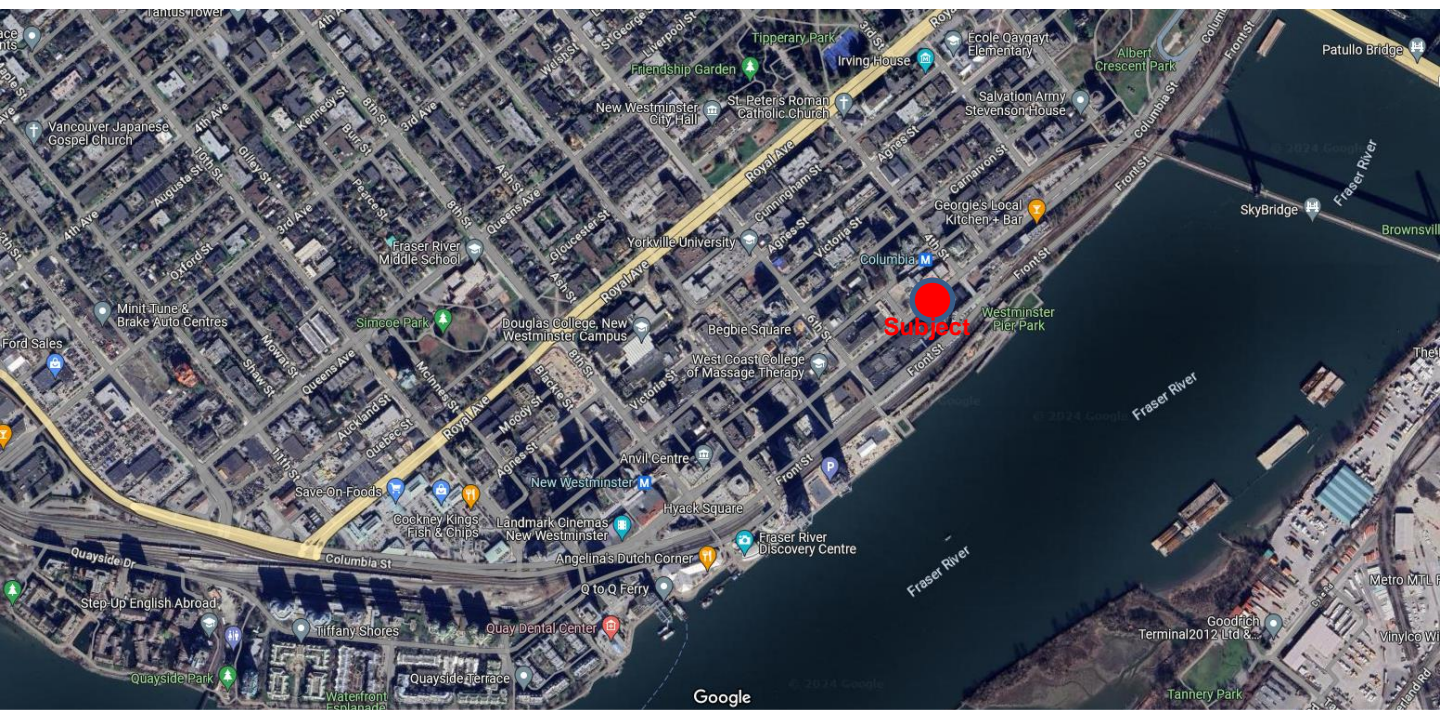


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UNIQUE SUBLEASE OPPORTUNITY PRESTIGIOUS WELLNESS CLUB

DOWNTOWN NEW WESTMINSTER
428 Columbia St.
New Westminster, B.C.



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.



New Westminster commercial space for lease. 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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