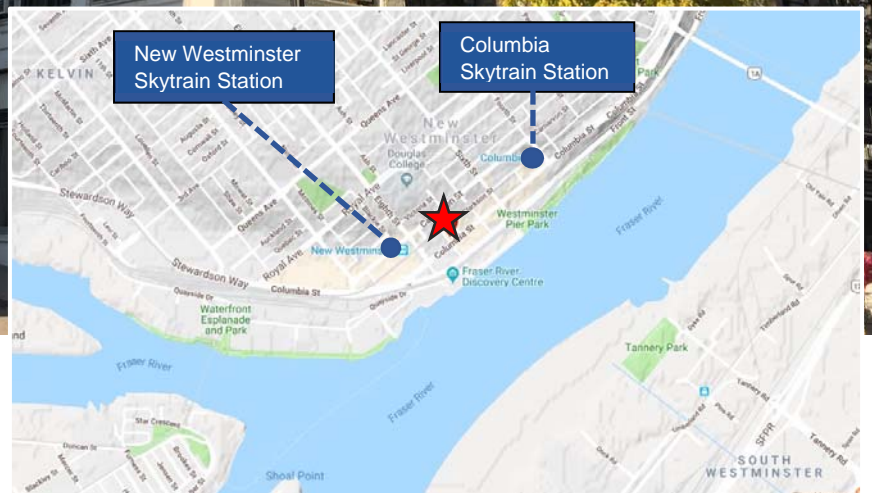
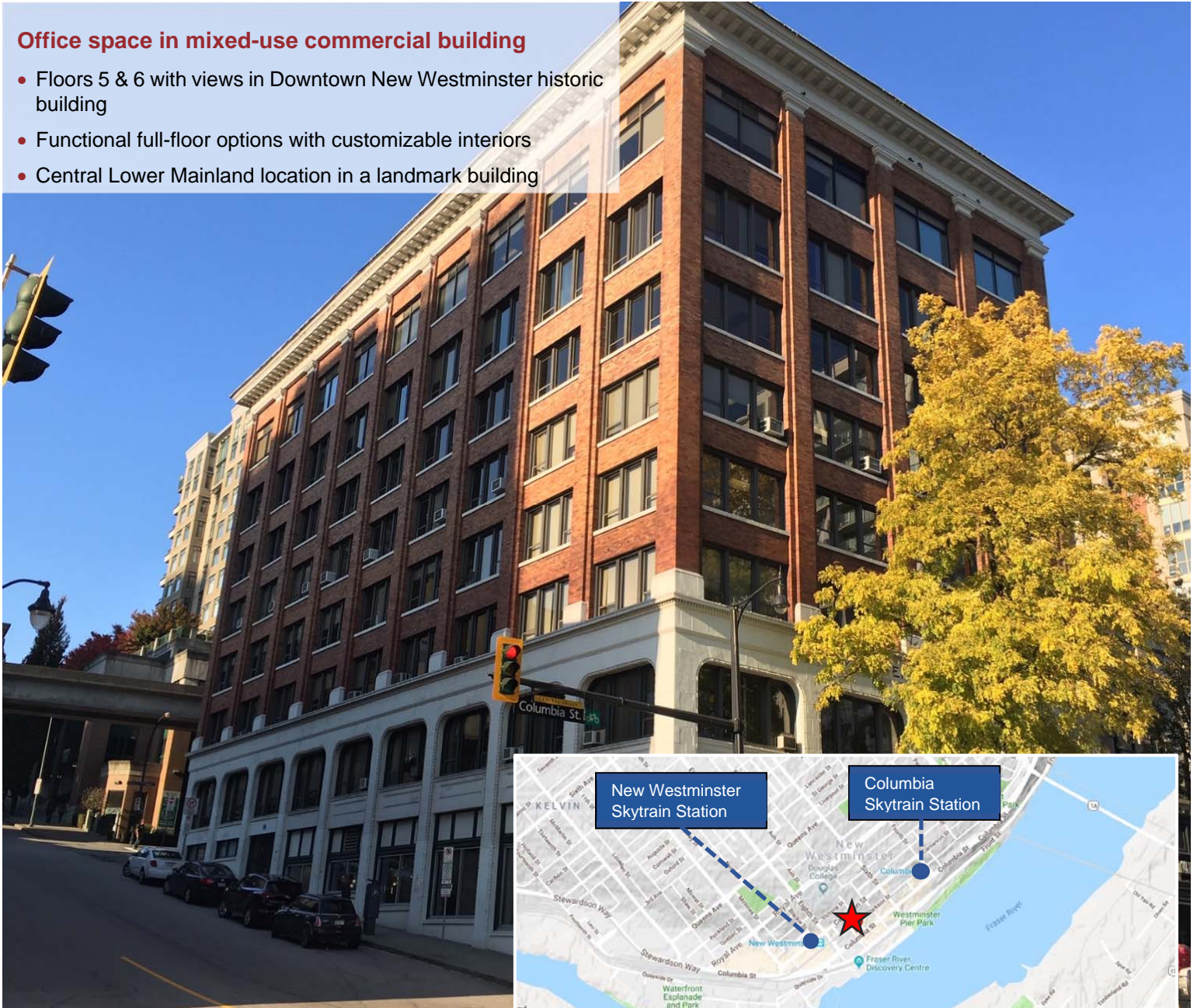


## Office space in mixed-use commercial building

- Floors 5 & 6 with views in Downtown New Westminister historic building
- Functional full-floor options with customizable interiors
- Central Lower Mainland location in a landmark building



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## Location

Floors 5 & 6, 713 Columbia Street, New Westminister BC.

Centrally located in Metro Vancouver on Skytrain (two stations within 500 metres), overlooking the Fraser River with extremely close proximity to multiple public transit alternatives, diverse food and dining options as well as multiple shopping centres and hotels.

## Property description

Rare opportunity for historic office space located at the central corner of New Westminister Downtown revival area. The building is a well-known commercial landmark, and has gone through many upgrades over the years, including stratification into 8 units in the 1980's. Floors 5 & 6 are available for lease, in a primarily owner occupied heritage building with retail on the first floor.

The unit has large windows with expansive views of the Fraser River. The location benefits from proximity to transit, being just one block from New Westminister skytrain station and street parking, with monthly parking options available.

## Use

Office use (must be approved by the Port Authority)

The space is for lease as is, albeit could be customized to suit tenant requirements.

## Unit size

5<sup>th</sup> floor: 7,323 sf  
6<sup>th</sup> floor: 7,179 sf  
Total: ±14,502 sf\*

\*Note: rentable area is subject to measurement and may change depending on common areas.

## Lease rate

Asking \$18.00 psf per annum, net

## Property details

5<sup>th</sup> floor:

- 12 offices
- 1 boardroom
- 1 meeting room
- 1 kitchen
- Open area
- 3 washrooms (exclusive use)
- Central atrium lightwell
- Server room
- Telecommunications room
- Storage closet

6<sup>th</sup> floor (currently separated in three suites):

- 6 offices / meeting rooms
- 2 kitchens
- 2 washrooms
- Central atrium lightwell
- Storage

Note: space is currently connected by way of private interior stairwell

## Availability

Immediately



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