

# FOR LEASE OFFICE/RETAIL

#102 - 250 Columbia St.  
New Westminster, B.C.

## NEW DEVELOPMENT SHELL STATE DOWNTOWN NEW WESTMINSTER READY FOR TENANT IMPROVEMENTS

### GROUND FLOOR OPPORTUNITY!!

This brand new building is ready for your touch! Unit #102 is in shell state with painted walls and vinyl flooring. Beautiful open layout ready for tenant improvements boasting unobstructed Fraser River views. Large windows enhance natural lighting and high ceilings provide an airy and uplifting environment.

Located one level below Columbia Street with elevator or stair access and plenty of parking available with city parkade and street parking.

This location cannot be underestimated featuring New Westminster's famed Fraser River boardwalk and revitalized Westminister Pier Park. Both combined provide an impressive 2.5 km waterfront park and a dynamic waterfront scene.

The Downtown New Westminster area is convenient with transit within walking distance and only minutes from SkyTrain. Columbia Street is an historic commerce and cultural hub to the Lower Mainland. There are plenty of amenities such as the revitalized New Westminster Quay, a variety of restaurants, retail outlets and theatres. Take your lunch breaks, go for a walk in Westminister Pier Park and enjoy the Fraser River views.

Call Bill Hamilton today!

(Sorry, no cannabis dispensaries or daycares)

*\* Approximate size*

### Property Features

- **Size: Unit #102 - 1,108 sq.ft.\***
- **Open layout, new paint & flooring**
- **Elevator service**
- **HVAC ready for distribution**
- **Unobstructed Fraser River views**
- **Large widows, high ceilings**
- **Zoned C-4 Commercial**
- **City Parkade & street parking**
- **Transit, SkyTrain within walking distance**
- **Close to high density housing, shopping, public events, historic New Westminster**
- **Adjacent to Westminister Pier Park, near New Westminster Quay**

*\* Approximate size*

**Grand Central**  
REALTY

New Westminster property 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.

### 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

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<b>Civic Address</b>	<b>#102 – 250 Columbia St., New Westminster, B.C V3L 1A6</b>
<b>Size</b>	1,108 sq.ft.*
<b>Lease Rate</b>	\$39.95 PSF plus gas, electricity and GST
<b>Parking</b>	City Parkade and street parking
<b>Zoning</b>	C-4 Commercial

\* Approximate size

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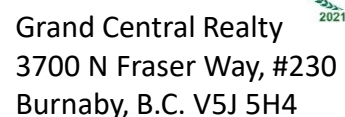
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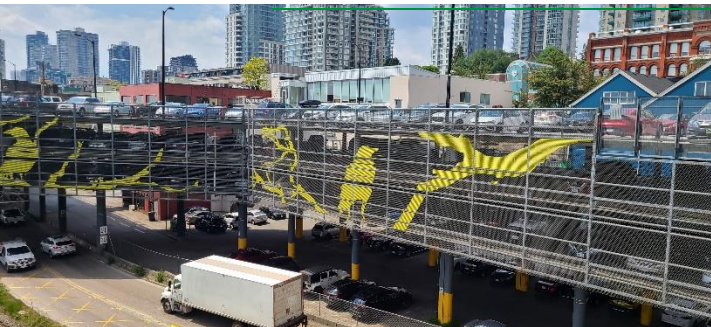
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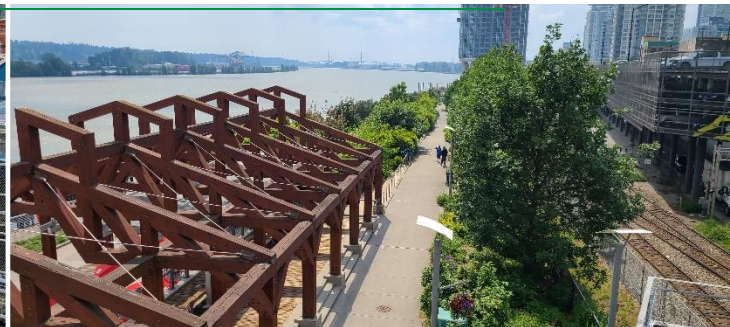
Westminister Pier Park



Westminister Pier Park



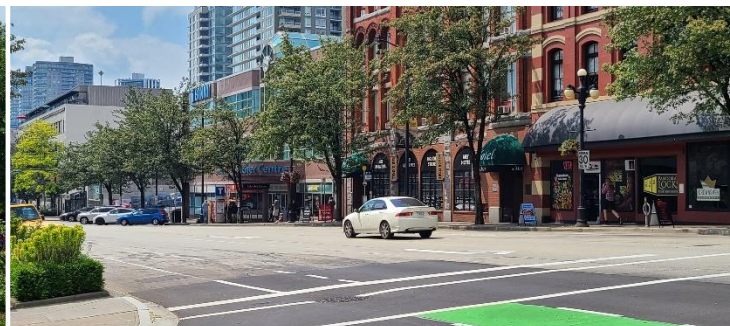
City Parkade



Westminister Pier Park



Westminister Pier Park



SkyTrain Columbia Station

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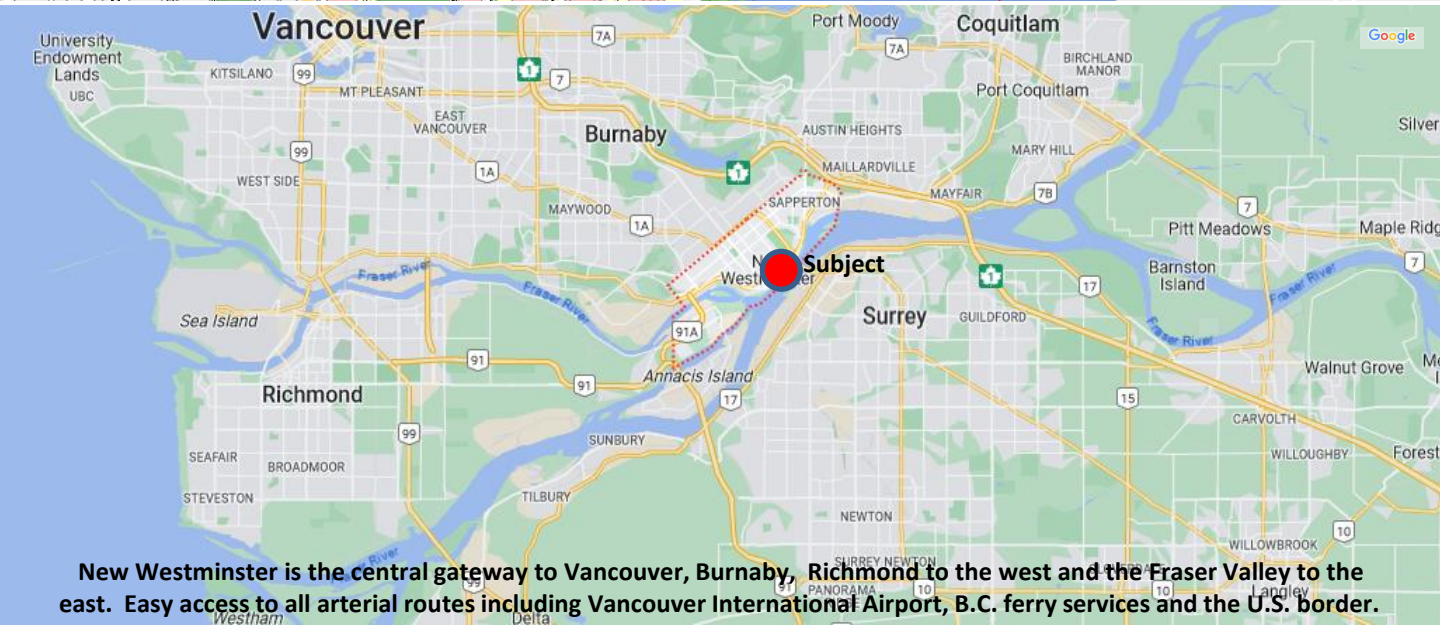
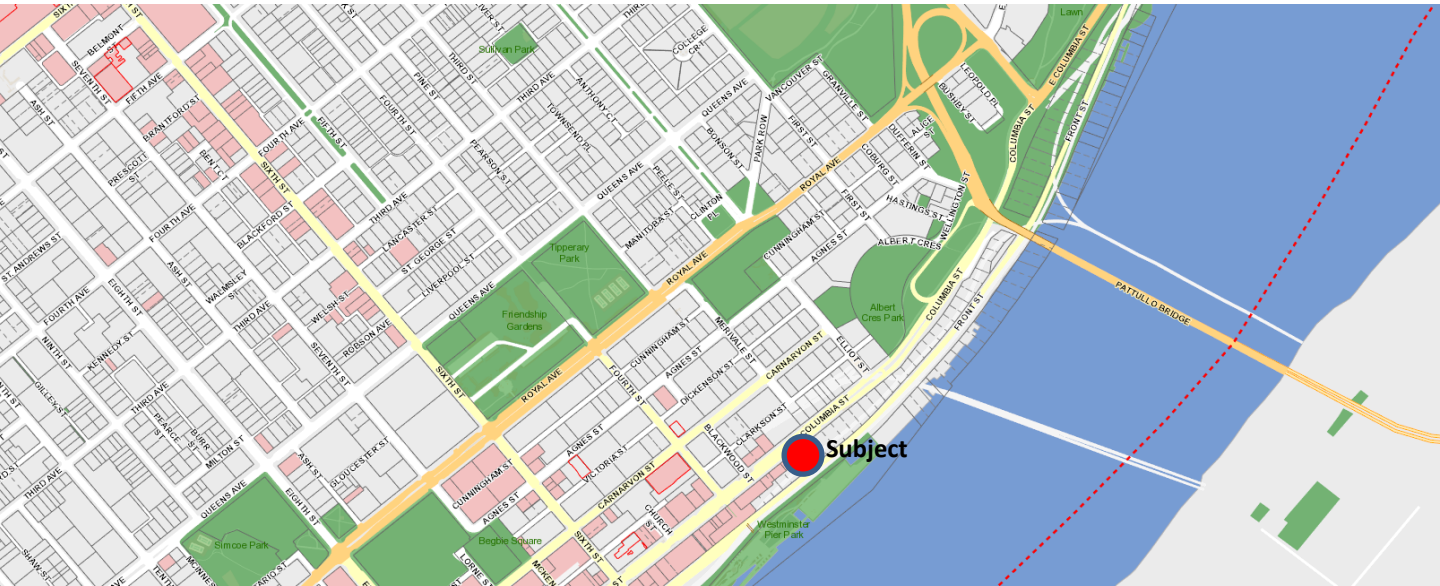
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New Westminster is the central gateway to Vancouver, Burnaby, Richmond to the west and the Fraser Valley to the east. Easy access to all arterial routes including Vancouver International Airport, B.C. ferry services and the U.S. border.

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