

**FOR LEASE
OFFICE/RETAIL**

**Downtown New Westminster
#1 - 317 Columbia St.
New Westminster, B.C.**



DOWNTOWN STREET LEVEL - HIGH TRAFFIC EXPOSURE

This prime open concept office or retail commercial space is situated on the first floor providing excellent street exposure on a high traffic route. There is ample street parking and the city parkade is nearby.

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 and a dynamic waterfront scene. 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: 2,000 sq.ft.***
- **One office - open layout**
- **Columbia St. entrance**
- **A/C**
- **Abundant natural light**
- **Zoned C-4 Commercial**
- **City Parkade & street parking**
- **Transit, SkyTrain nearby**
- **Close proximity to high density housing, shopping, public events, downtown historic New Westminster**
- **Near Westminister Pier Park and 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



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

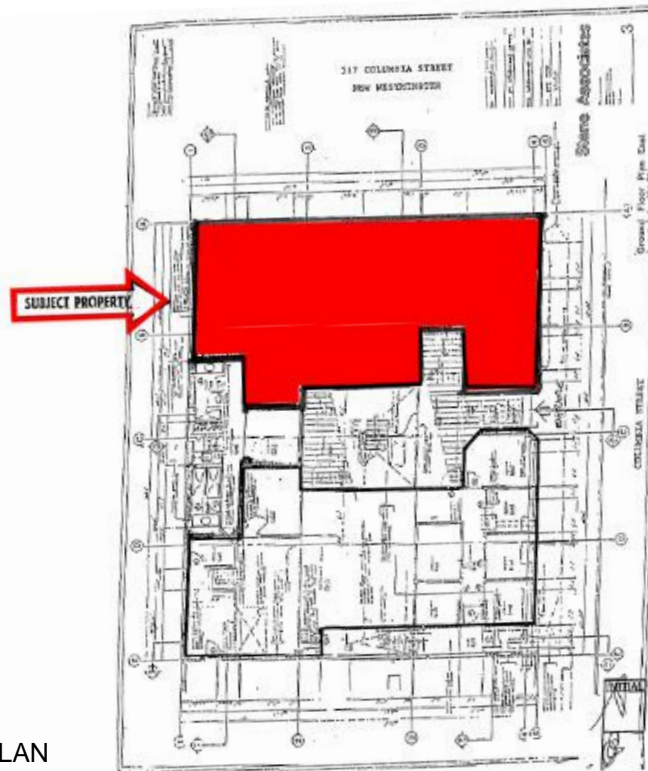
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| | |
|----------------------|---|
| Civic Address | #1 - 317 Columbia St., New Westminster, B.C. V3L 1A7 |
| Size | 2,000 sq.ft.* |
| Lease Rate | \$4,700.00 per month gross per month including property taxes, building insurance, building maintenance, gas and electricity. |
| Parking | City Parkade nearby and street parking. |
| Zoning | C-4 Commercial |

* Approximate size



FLOOR PLAN

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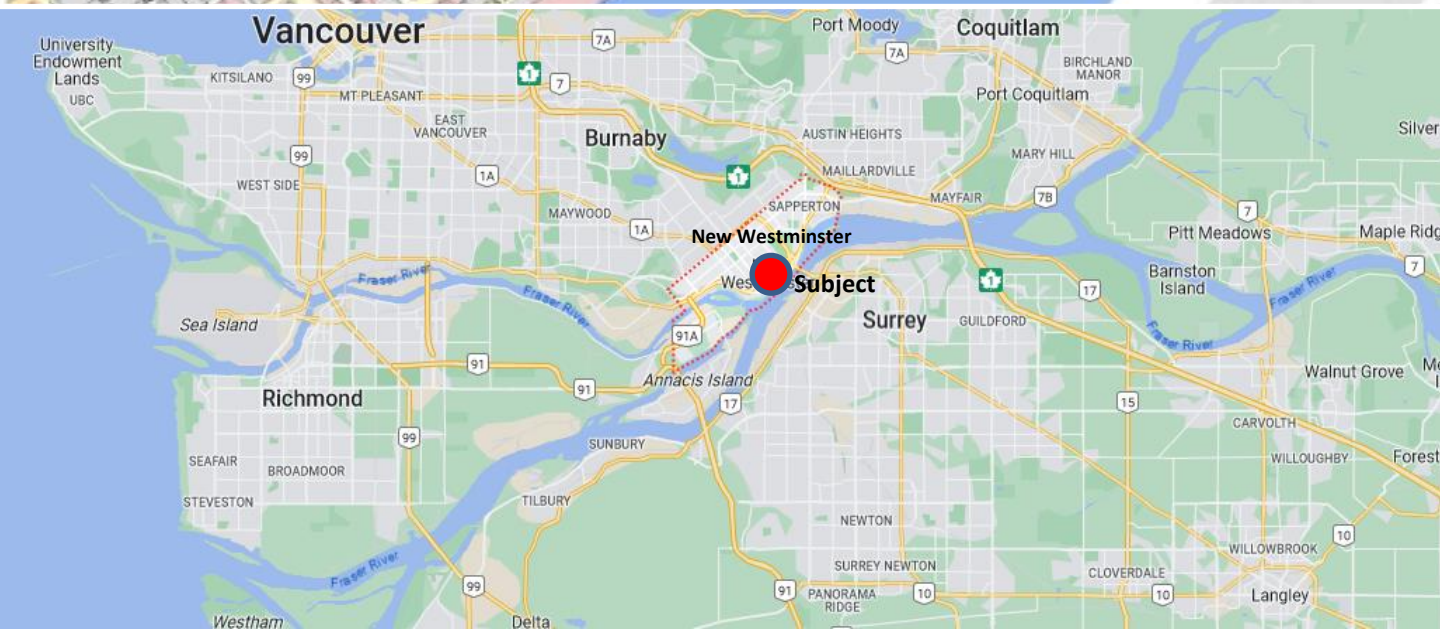
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