

# FOR LEASE SECOND FLOOR RETAIL/OFFICE

QUEENS PARK DISTRICT  
#202 – 314 Sixth St.  
New Westminster, B.C.



**AVAILABLE SEPTEMBER 1, 2026**

## NEW WESTMINSTER TOP FLOOR OFFICE

### CONVENIENTLY LOCATED IN QUEENS PARK DISTRICT

This desirable second floor commercial office space is ideally situated on a high traffic corridor in Uptown New Westminster. One parking spot is available at a reasonable \$25.00 per month. Also featuring HVAC, shared washrooms with the building positioned on transit routes minutes from Burnaby, Vancouver Coquitlam and Surrey. The C-3 zoning allows for small-site high rise commercial and mixed use development including pedestrian friendly commercial businesses and multi-family residential development. This prime area is surrounded by high rises and residential homes creating a perfect mix for commerce.

All amenities are within walking distance including shopping, pubs, financial institutions, restaurants and much more!

New Westminster is the central gateway to the Lower Mainland and municipalities. Easy access to all arterial routes including SkyTrain stations, Vancouver International Airport and B.C. ferry services.

**Call Bill Hamilton today!**

Note: *Not suitable for daycare or cannabis dispensary.*

*\*Approximate size*

### Features

- Unit 202 - 558 sq.ft.\*
- Shared washrooms
- HVAC
- 1 parking space + street parking
- On transit routes, quick access to SkyTrain
- Near Royal City Centre + Westminster Centre
- Neighbourhood of high rises + residential homes
- Close to all amenities: pubs, shopping, banking, restaurants
- Zoning C-3 (C-3A)

*\* Approximate size*

### 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

**Grand Central**  
REALTY

New Westminster commercial office retail 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.

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<b>Civic Address</b>	<b>#202 – 314 Sixth St., New Westminster, B.C. V3L 3A6</b>
<b>Size</b>	558 sq.ft.*
<b>Lease rate</b>	\$1,046.25 per month
<b>Additional rent (estimated)</b>	\$ 581.25 per month
<b>Parking</b>	One parking space at \$25.00 per month. Street parking is also available.
<b>Zoning</b>	C-3 (C-3A) Commercial Community Districts (High Rise)

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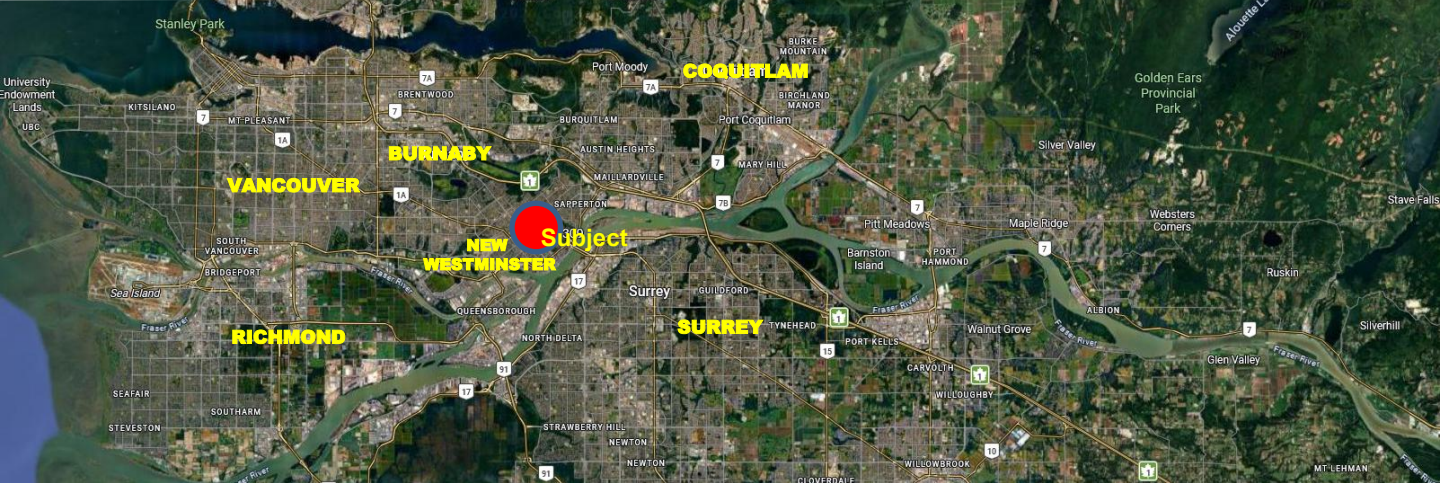
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