

FOR LEASE THIRD FLOOR RETAIL/OFFICE

QUEENS PARK DISTRICT
321 Sixth St.
New Westminster, B.C.



NEW WESTMINSTER TOP FLOOR OFFICES

HIGH VOLUME SIXTH STREET BUSINESS CORRIDOR

Two offices available located on the third floor in this well maintained building situated in tony Queens Park District in Uptown New Westminster. Both units have kitchen areas. Unit 302 includes 3 parking spaces, Unit 304 includes 2 parking spaces to the rear of the building with street parking also available. Convenient elevator access, HVAC and shared washrooms. This desirable location runs along the Sixth Street business corridor with all amenities and along transit routes.

Zoning C-2 Community Commercial Districts provides for a variety of businesses. 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.

Call Bill Hamilton today!

**Approximate size*

Features

- **#302: 2,031 sq.ft.***
- **#304: 1,049 sq.ft.***
- **Kitchen areas in each unit**
- **Shared washrooms**
- **HVAC**
- **Elevator access**
- **On transit routes, quick access to SkyTrain**
- **Close to all amenities: pubs, shopping, banking, restaurants**
- **Zoning C-2**

** Approximate size*

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.

Contact

BILL HAMILTON
Personal Real Estate Corporation
Commercial Real Estate
Cell: 604-351-4400
billhamilton.ca



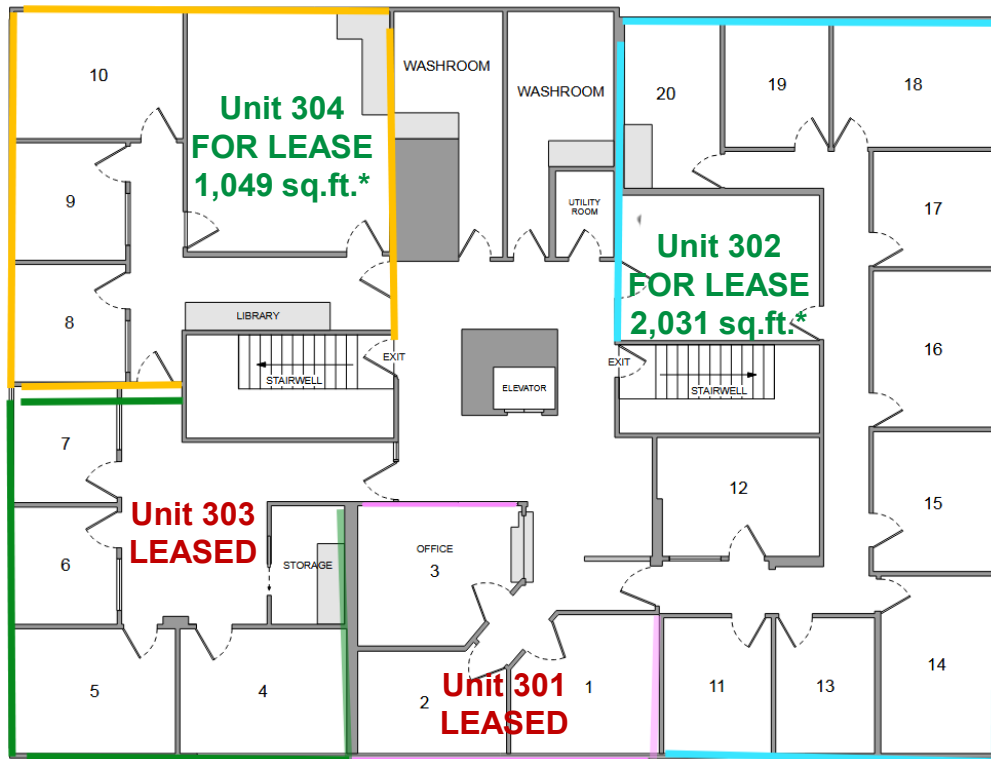
Grand Central Realty
3700 N Fraser Way, #230
Burnaby, B.C. V5J 5H4

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Civic Address	3rd Floor 321 Sixth St., New Westminster, B.C. V3L 3A7
Unit 302 (blue)	2,031 sq.ft.* Offices 11-20
Unit 304 (yellow)	1,049 sq.ft.* Offices 8-10
Lease rate	\$25.00 per sq.ft gross. Tenant responsible for base year tax increases, gas, electricity, water, internal janitorial, light tube replacement costs & GST.
Parking	Unit 302 - 3 parking spaces to the rear of the building included. Unit 304 - 2 parking spaces to the rear of the building included. Street parking is also available.
Zoning	C-2 Community Commercial Districts

*Approximate size



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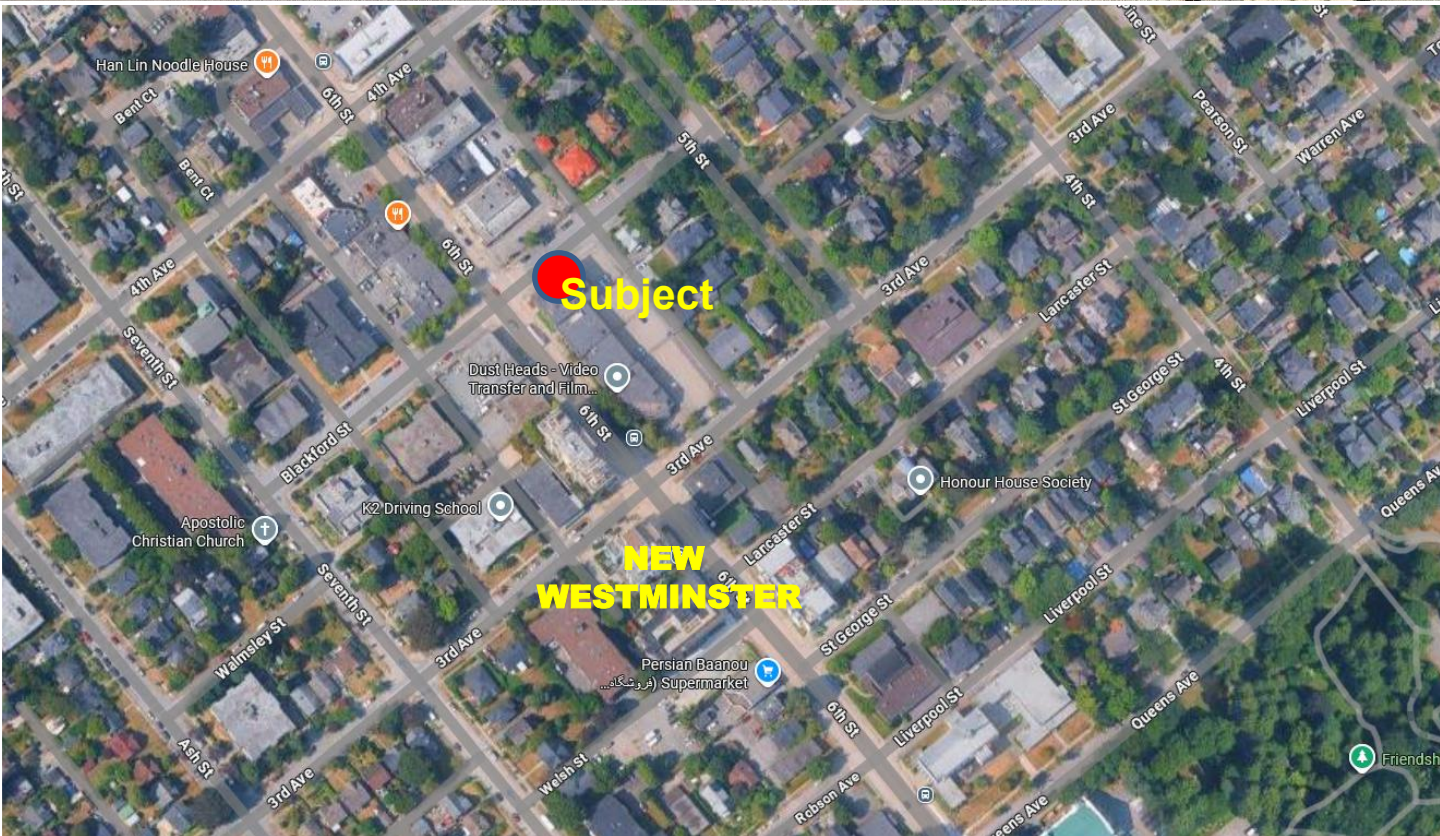
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