

FOR LEASE

MEDICAL WELLNESS OFFICE

#403, 424 Columbia St.
New Westminister, B.C.



BUSTLING DOWNTOWN NEW WESTMINSTER

LEASE MEDICAL OFFICE SPACE – 4th FLOOR W/VIEW

Lease this office located in Downtown New Westminister with a total of 1,200 sq.ft.* room for your practice. Features include an open layout, abundant natural light, air conditioning, shared washrooms and a view to the Fraser River.

Parking isn't a problem with 3 paid reserved spaces, street parking and the public parkade. Columbia Street SkyTrain station is right across the street. Take your breaks at Westminister Pier Park located behind the building on the Fraser River.

There is plenty of foot and vehicular traffic on busy Columbia Street to bring business to your door. Everything you need is within walking distance. Just down the street is Anvil Centre, New Westminister's cultural centre including a theatre, museums, galleries and the Canadian Lacrosse Hall of Fame.

New Westminister is enjoying rapid growth with new construction of condominiums and the Westminister Pier Park revitalization project while Columbia Street hosts a wide variety of offices, retailers and restaurants.

Call Bill Hamilton today!

Note: *Not suitable for daycares or cannabis dispensaries*

* Size approximate

Features

- Unit size: 1,200 sq.ft.*
- A/C, elevator
- Shared washrooms
- Fraser River view
- Open layout + natural light
- Reserved + street parking, public parkade
- Close to Westminister Pier Park
- Downtown New Westminister
- On transit routes
- Westminister Pier Park revitalization project
- Zoned C-8 Commercial

* Approximate size

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



Grand Central
REALTY

New Westminister commercial office 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.

FOR LEASE MEDICAL WELLNESS OFFICE

#403 – 424 Columbia St.
New Westminster, B.C.

Civic Address	403 – 424 Columbia St., New Westminster, B.C. V3L 1B1
Unit Size	1,200 sq.ft. *
Lease Rate	\$24.00 per sq.ft. escalating by \$1.00 per sq.ft. per year
Additional Rent (estimated)	\$14.50 per sq.ft.
Parking	3 parking spaces available at \$50.00 per month per stall Parkade + street parking also available
Zoning	C-8 Commercial

* Approximate size



Contact

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



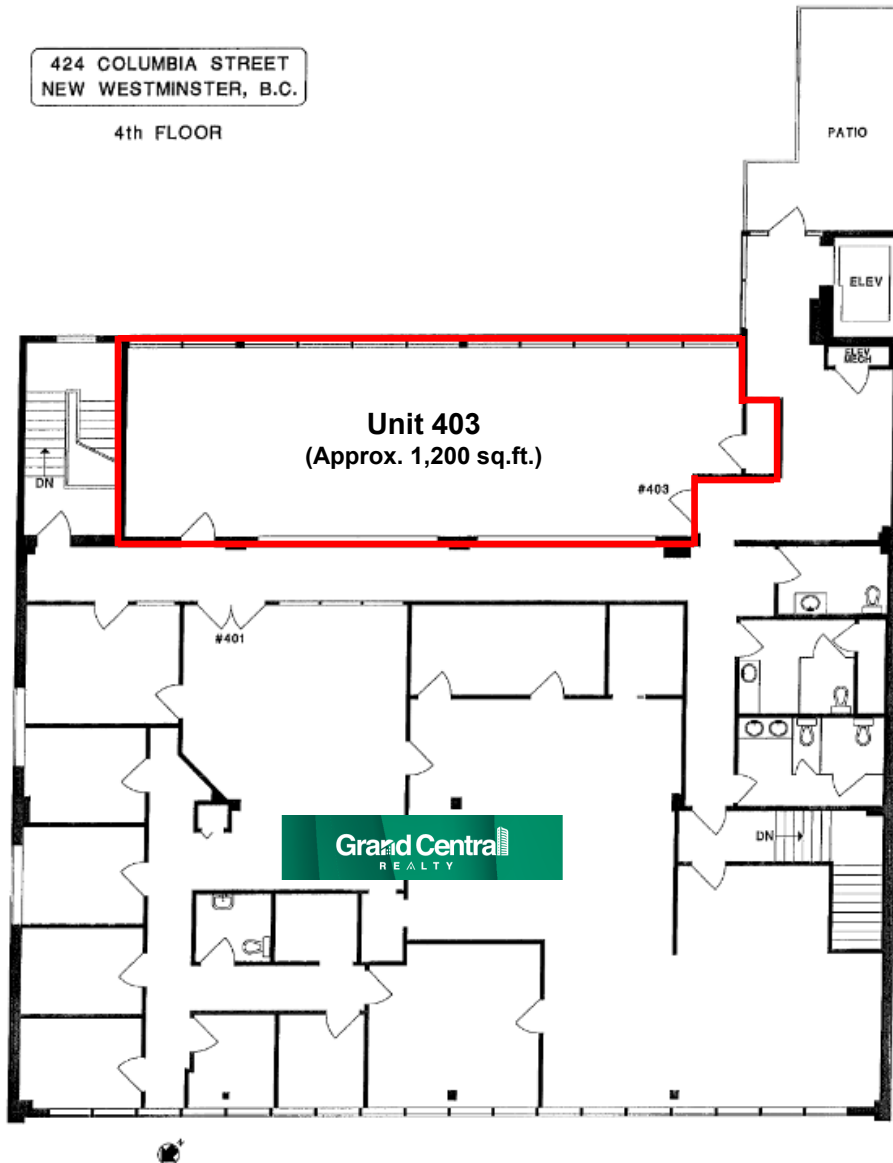
Grand Central Realty
3700 N Fraser Way, #230
Burnaby, B.C. V5J 5H4

Grand Central
REALTY

New Westminster commercial office 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.

FOR LEASE MEDICAL WELLNESS OFFICE

#403 – 424 Columbia St.
New Westminster, B.C.



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

Grand Central
REALTY

New Westminster commercial office 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.

FOR LEASE MEDICAL WELLNESS OFFICE

#403 – 424 Columbia St.
New Westminster, B.C.



Grand Central
REALTY

Contact

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

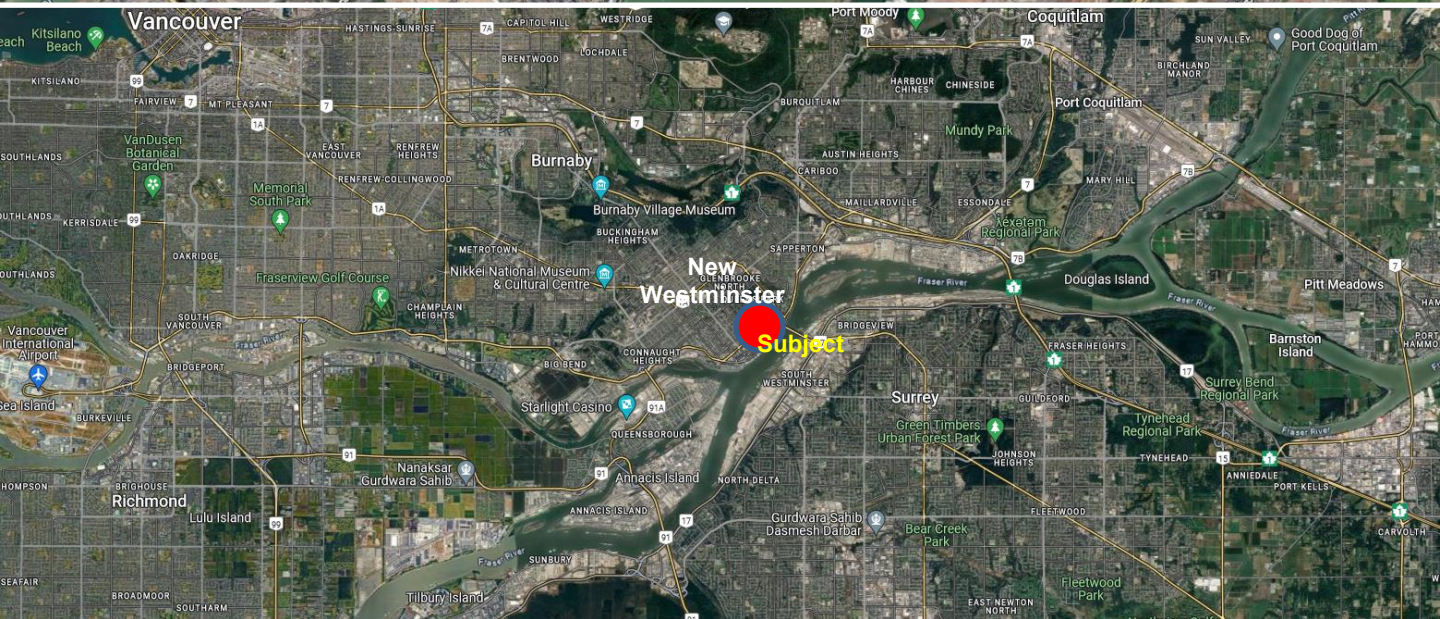
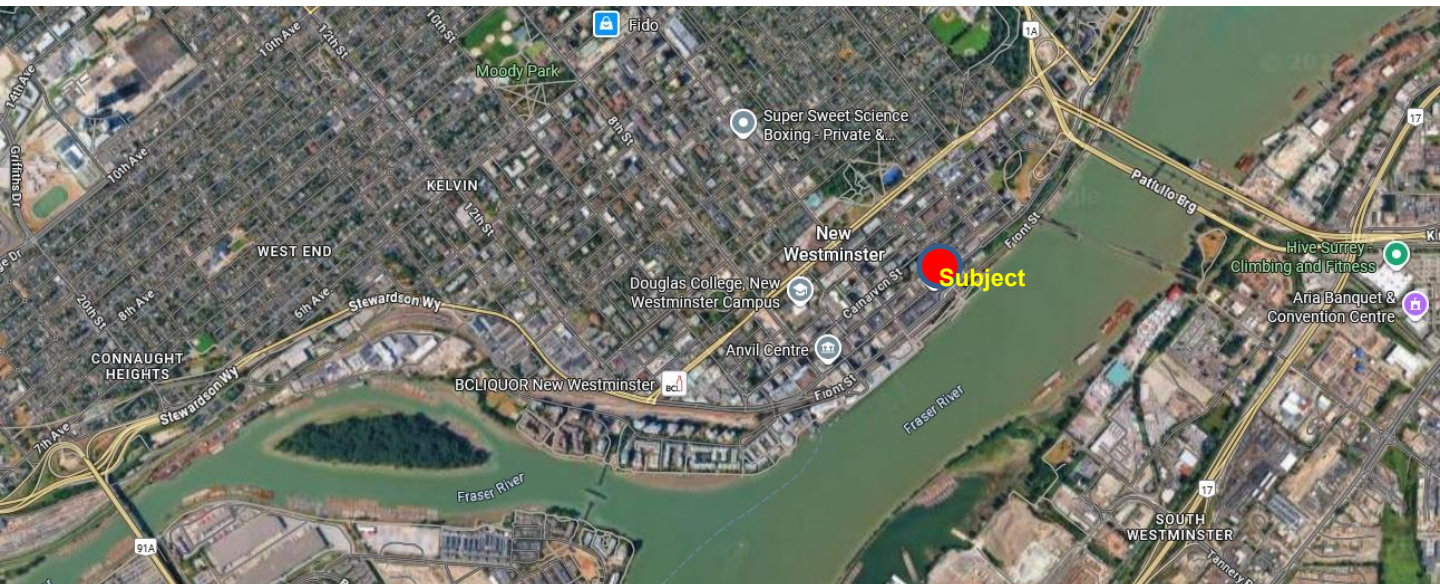


Grand Central Realty
3700 N Fraser Way, #230
Burnaby, B.C. V5J 5H4

New Westminster commercial office 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.

FOR LEASE MEDICAL WELLNESS OFFICE

#403 – 424 Columbia St.
New Westminster, B.C.



Grand Central
REALTY

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

New Westminster commercial office 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.