

FOR LEASE OFFICE

QUEENS PARK NEIGHBOURHOOD
UPTOWN NEW WESTMINSTER
#200 – 313 Sixth St.
New Westminister, B.C.

PRICE REDUCTION!!
Rent priced down to the LAST CENTURY ... 1995!!
\$19.95 PSF gross

QUEENS PARK NEIGHBOURHOOD IN UPTOWN NEW WESTMINSTER

This second floor commercial office is ideally located in desirable Queens Park Neighbourhood in Uptown New Westminister with high foot and vehicular traffic on busy Sixth Street. Unit 200 has approximately 3,200 sq.ft. that consists of a reception area, 6 offices, 2 work areas, boardroom, kitchenette, copy room and 2 washrooms.

This well maintained building comes with an HVAC system and seven free parking spots available to the rear of the building in addition to street parking. Conveniently situated on transit routes with quick access to SkyTrain. Zoning is Commercial C-2.

The area is surrounded by high rise and residential homes, all amenities including shopping, financial institutions, restaurants and pubs. New Westminister is a central transportation hub of the Lower Mainland and Greater Vancouver Regional District strategically placed between the municipalities of Burnaby, Coquitlam, Surrey and a direct conduit to Vancouver and the Fraser Valley.

Call Bill Hamilton today!

**Size approximate*

(Sorry, not suitable for daycares or cannabis dispensaries)

Features

- Unit size – 3,200 sq.ft.*
- Reception area and boardroom
- 6 offices plus 2 work areas
- Photocopy room
- Kitchenette and 2 washrooms
- HVAC
- 7 free parking spots to the rear + street parking available
- Transit steps away
- Queens Park Neighbourhood
- Close to all Uptown New Westminister amenities
- Zoned Commercial C-2

** 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



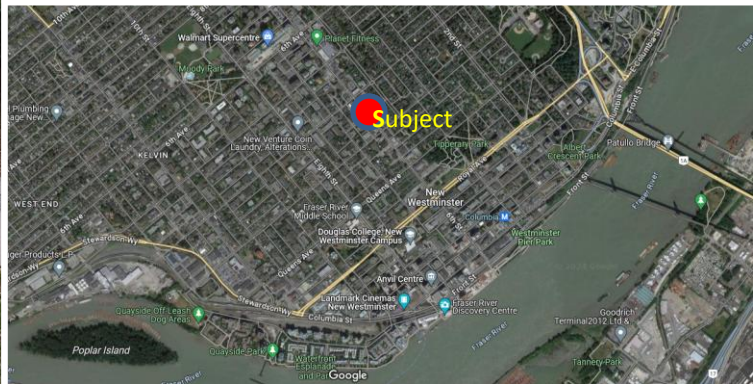
Grand Central
REALTY

Lease New Westminister Office Space. 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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New Westminister, B.C.

Civic Address	#200 – 313 Sixth St., New Westminister, B.C. V3L 3A7
Unit Size	3,200 sq.ft.*
Lease Rate	\$25.00 per sq.ft. gross PRICE REDUCTION!! \$19.95 per sq.ft. gross Plus: Tax increase over base year, gas, electricity, water, light bulb/tube replacement, and internal janitorial.
Parking	Parking to the rear includes 7 free spots with street parking available.
Zoning	Commercial C-2
<i>•Approximate size</i>	



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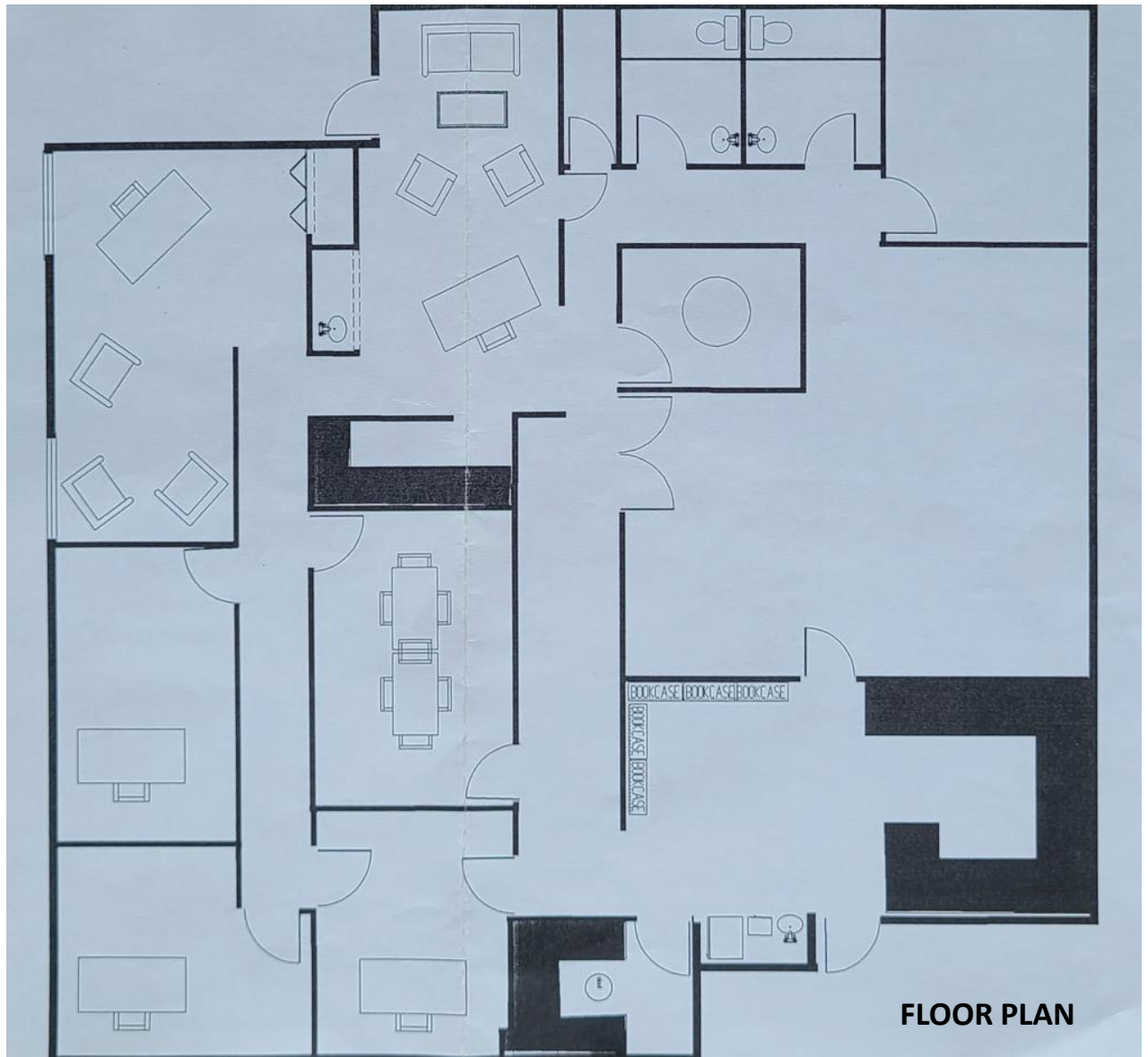


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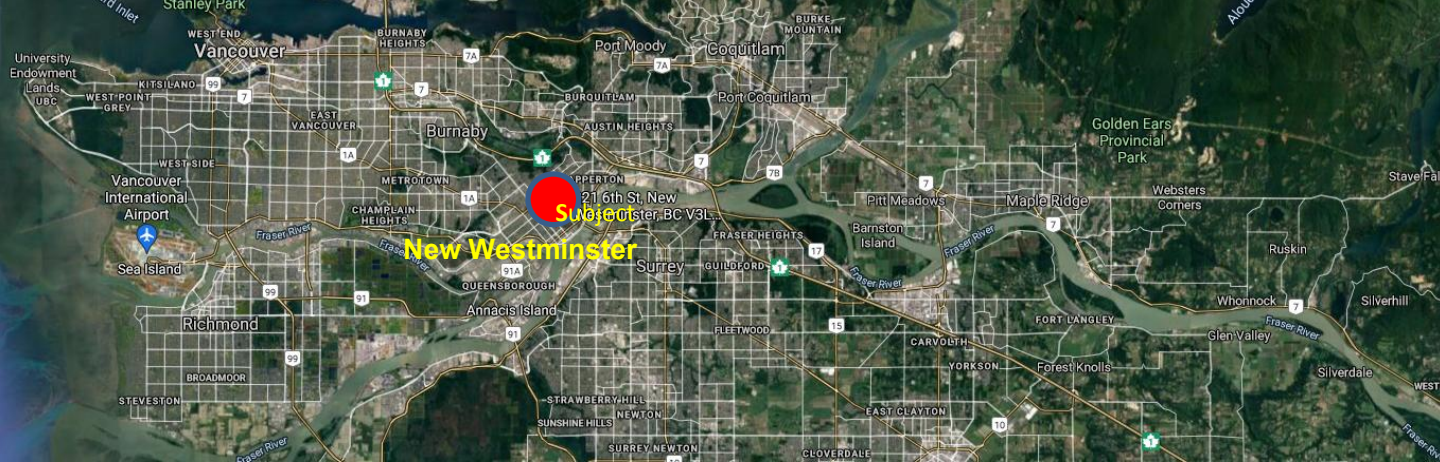
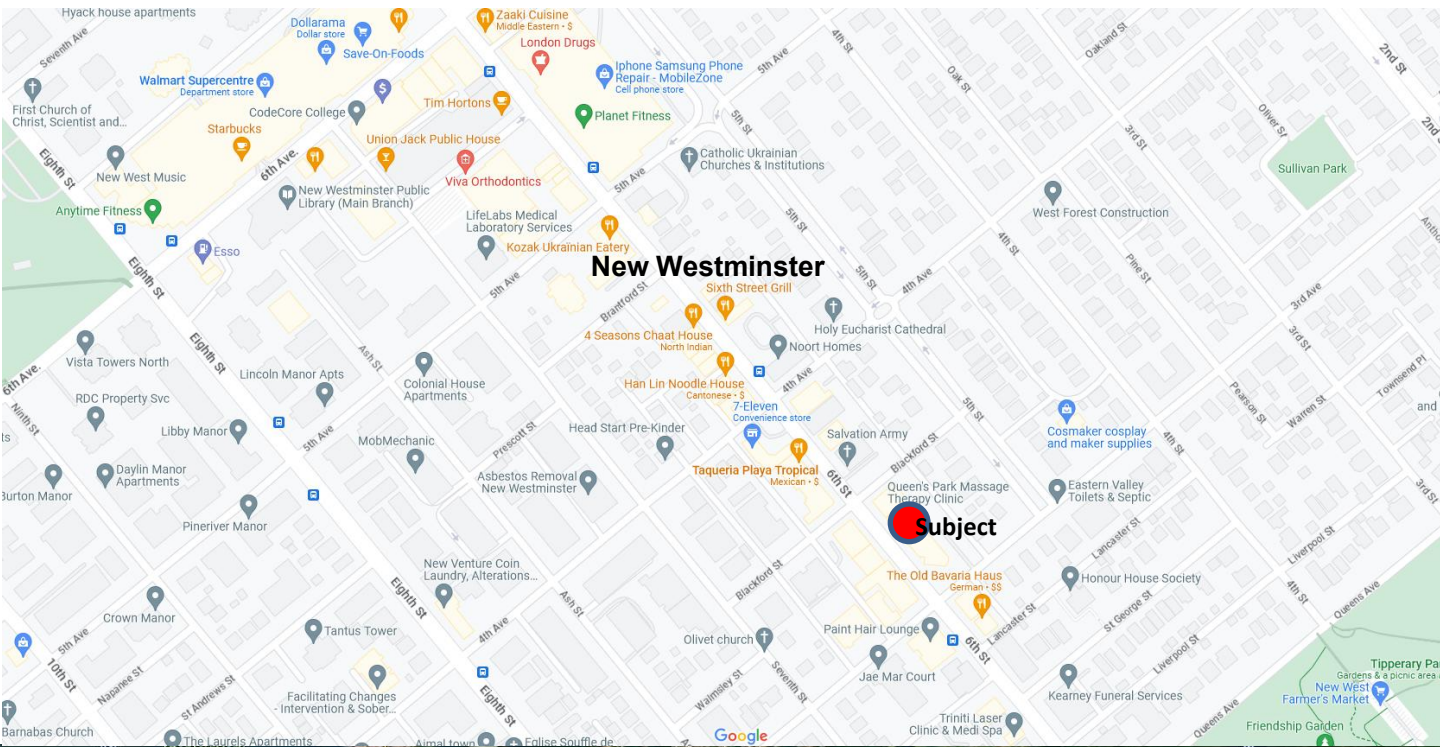


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FOR LEASE OFFICE

UPTOWN NEW WESTMINSTER
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New Westminster, B.C.



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