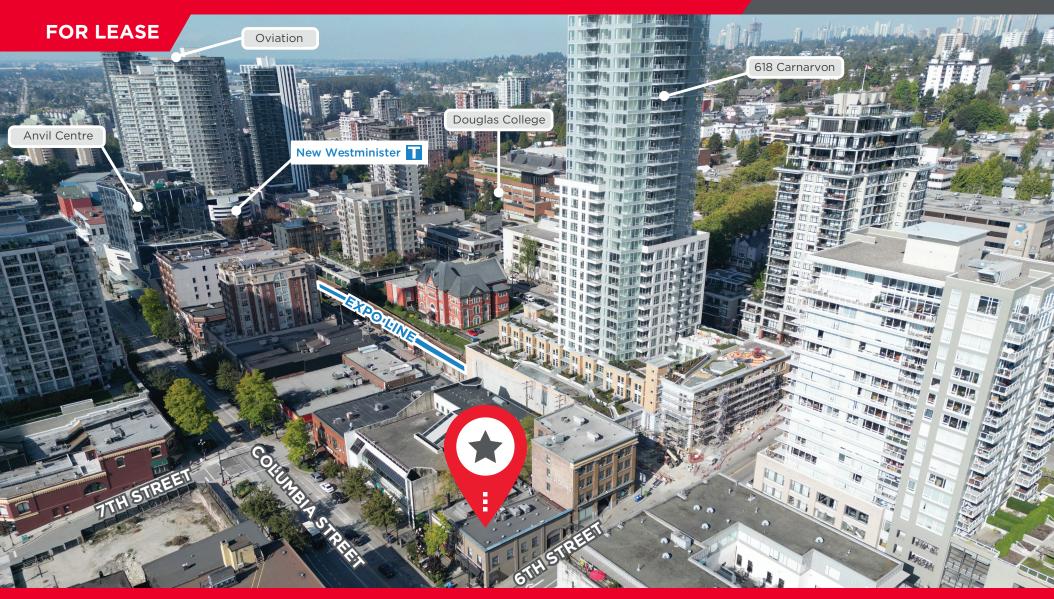
## 2ND FLOOR - 601 COLUMBIA STREET



NEW WESTMINSTER, BC





97,962



NUMBER OF BUSINESS



10.4% PROJECTED ANNUAL GROWTH 2023 - 2028







### **OPPORTUNITY**

Cushman & Wakefield ULC is pleased to present the opportunity to lease an approximately second-floor office space of approximately 2,169 SF. The Property is located on the northwest corner of 6th Street and Columbia Street in New Westminster. Located across 6th Street from the New Westminster Police Department, few minute walk to the Columbia SkyTrain station and two blocks from the Anvil Centre, this location is centre ice for this Market.

#### **AVAILABLE AREA**

2,169 SF

#### **ASKING LEASE RATE**

\$20.00 PSF

#### ZONING

C-8 (Historic Comprehensive Development)

#### **AVAILABILITY**

April 1, 2024

# ADDITIONAL RENT (2024)

\$14.00 PSF

#### **SCORES**



99



83

WALKER'S PARADISE EXC

EXCELLENT TRANSIT

## PREMISES HIGHLIGHTS

- Front reception leads into open work area and medium sized boardroom
- 4 private exterior offices each with large windows
- Two private washrooms, kitchenette, and storage/server room
- Located 130 meters from Columbia SkyTrain Station





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