

BUILDING 7



AVISON
YOUNG

NOW LEASING BUILDING 7

268 NELSON'S COURT, NEW WESTMINSTER, BC

Lease Premium Office Space at Brewery District,
a vibrant, amenity rich community located across from the Sapperton SkyTrain Station.

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OVERVIEW

BREWERY DISTRICT

Immerse your business in a vibrant community

Brewery District is a visionary urban community with a mix of residential high-rises, retail shops, and office space.

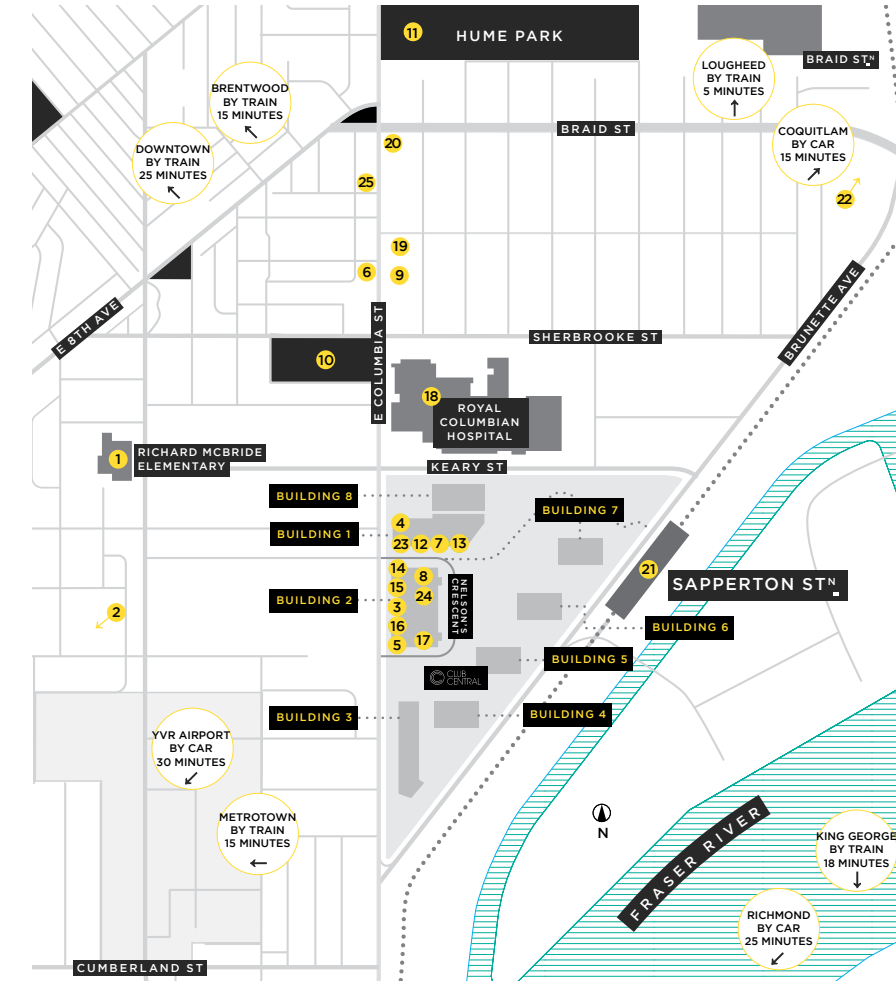
Located in the geographic center of Metro Vancouver, Brewery District provides quick, efficient access to virtually all neighboring municipalities.

A bright SkyTrain arrivals area, public plazas, greenways, view decks, beautiful cycling paths, and a central community green space create a vibrant gathering place.



LOCATION + AMENITIES

The Neighbourhood



EDUCATION

- 1 Richard McBride Elementary School
- 2 New Westminister Secondary School

RESTAURANTS

- 3 Freshii
- 4 Browns Socialhouse
- 5 Take Five Café
- 6 Starbucks
- 7 Noodlebox
- 8 Steve's Poke Bar

RECREATION

- 9 Move Studio
- 10 Sapperton Park
- 11 Hume Park

SERVICES

- 12 Newest Smile Dental
- 13 Kids & Company
- 14 TD Canada Trust
- 15 B & J Barbershop
- 16 Murrick Insurance
- 17 LifeLabs
- 18 Royal Columbian Hospital
- 19 Cap's Bicycle Shop
- 20 Chevron Gas Station

TRANSPORTATION

- 21 Sapperton SkyTrain Station
- 22 Highway 1

SHOPPING

- 23 Shoppers Drug Mart
- 24 Save-On-Foods
- 25 Fratelli Bakery

HOSPITAL EXPANSION

Royal Columbian Hospital is undergoing a three phase redevelopment as one of the largest government funded capital healthcare projects in B.C.'s history with an estimated **\$1.35 BILLION** contribution from the province.

The third phase of construction is projected to start in 2023 and to be completed in 2026.



BY CAR

15 mins to Coquitlam
25 mins to Richmond
5 mins to Highway 1
25 mins to YVR



BY SKYTRAIN

Only 250 metres to Sapperton SkyTrain Station
15 mins to Metrotown
30 mins to Downtown
30 mins to YVR

HIGHLIGHTS

BUILDING HIGHLIGHTS

Premium Office Space in Building 7

Building 7 is a mixed-use 30 storey building with three floors of commercial space, two of which are dedicated to office use with the main floor as retail.

The office portion has a dedicated lobby and entrance providing separation from the residential component.

03

A CLASS OFFICE SPACE

FEATURES / AMENITIES

- Efficient floor plates of approximately 17,200 sf
- Panoramic views of the Fraser River
- Private patios
- Secure bike storage/shower facilities
- High ceilings
- Secured access with a dedicated commercial lobby and elevator
- Electric vehicle charging stations

LEVELS

- 2nd and 3rd

SIZE

- Level 2: 17,139 sf
- Level 3: 17,388 sf
- Max contiguous space: 34,527 sf

AVAILABILITY

- Immediately

PARKING RATIO

- 3 stalls per 1,000 sf

RENTAL RATES

- Please contact listing brokers

ADDITIONAL RENT

- \$16.21 (estimated)

DELIVERY CONDITION

- Warm shell condition

ZONING

- Commercial C-CD-3



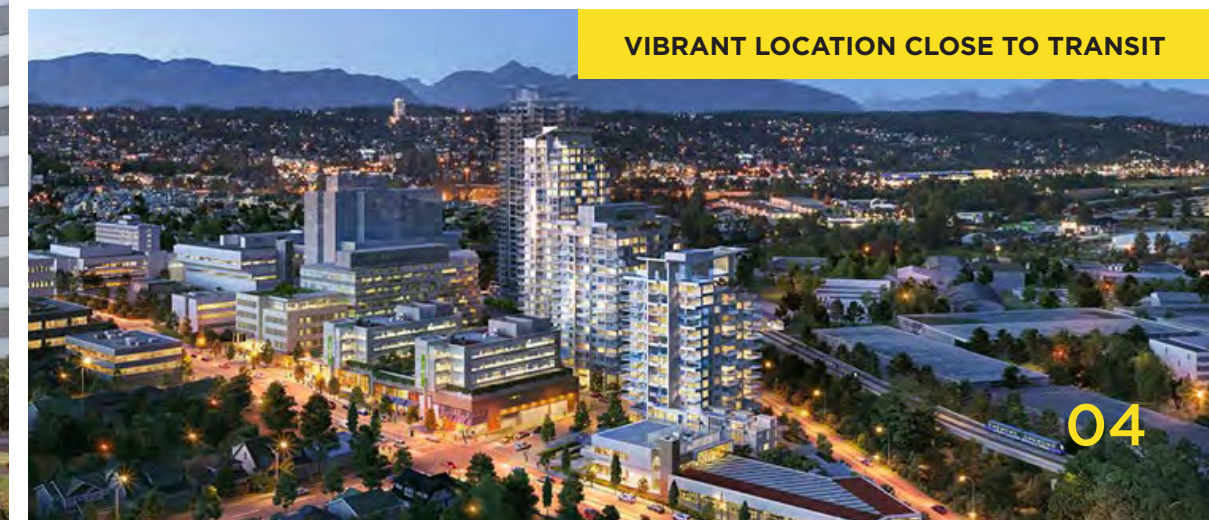
GREEN PEDESTRIAN WALKWAYS



PANORAMIC WATER VIEWS



VIBRANT LOCATION CLOSE TO TRANSIT



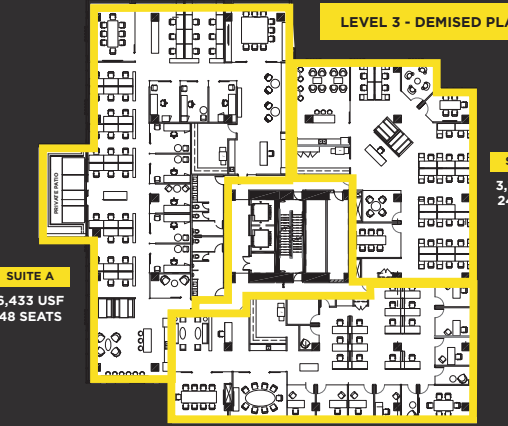
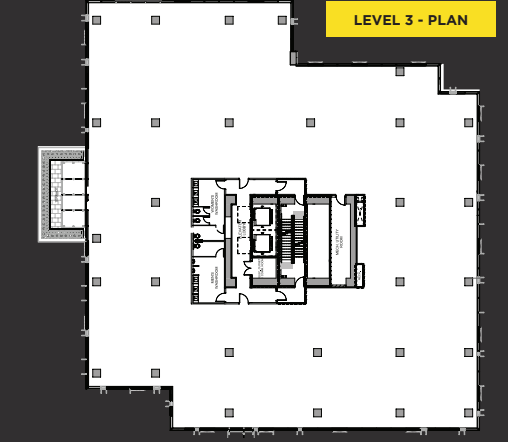
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SITE PLAN

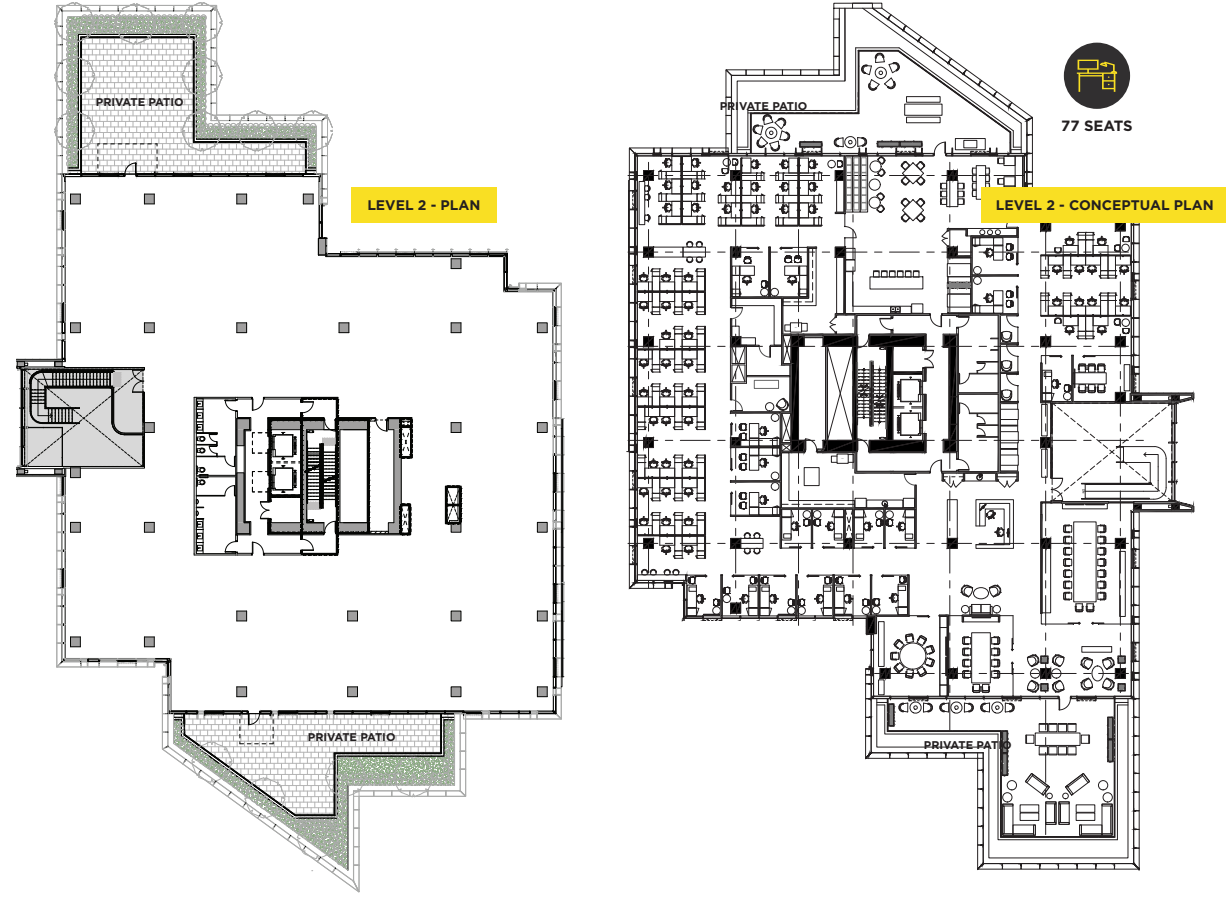


OFFICE LEVELS 2 + 3

Create the ideal office space



FLOOR PLANS



CONCEPTUAL & DEMISING PLANS PREPARED BY SSDG

SSDG Interiors is an award winning interior design firm in Vancouver specializing in creating workplace, hospitality and retail interiors that are memorable, engage people, express brand and define culture.

BREWERY DISTRICT

DEVELOPED BY

wesgroup wesgroup.ca

LEASING BY

**AVISON
YOUNG** avisonyoung.com

FLOORPLANS BY

SSDG ssdg.com

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