

FOR LEASE | OFFICE

620 ROYAL AVENUE

New Westminster, BC



Sanjay Sudra

Director, Leasing

604.331.5256 | ssudra@warringtonpci.com

wpm WARRINGTON PCI
MANAGEMENT

620 ROYAL AVENUE

New Westminister, BC

OFFICE | FOR LEASE

Prime office space located between Uptown and Downtown New Westminister. Quick access to Riverview Bridge, and close proximity to both Columbia and New Westminister Skytrain Stations.

The building offers south-facing views of the Fraser River and is well positioned amid a wide range of nearby amenities, including grocery stores, restaurants, shopping, and entertainment options. The property is neighboured by daycares, provincial court, Yorkville University and Douglas College's New Westminister campus.

BASIC RENT

Contact Listing Agent

OPERATING COST & TAXES (2026 Est.)

Additional Rent: \$17.98 psf

PARKING RATE

*Underground Parking: \$90/month + applicable taxes

*Parking rates are subject to change per prevailing market rates

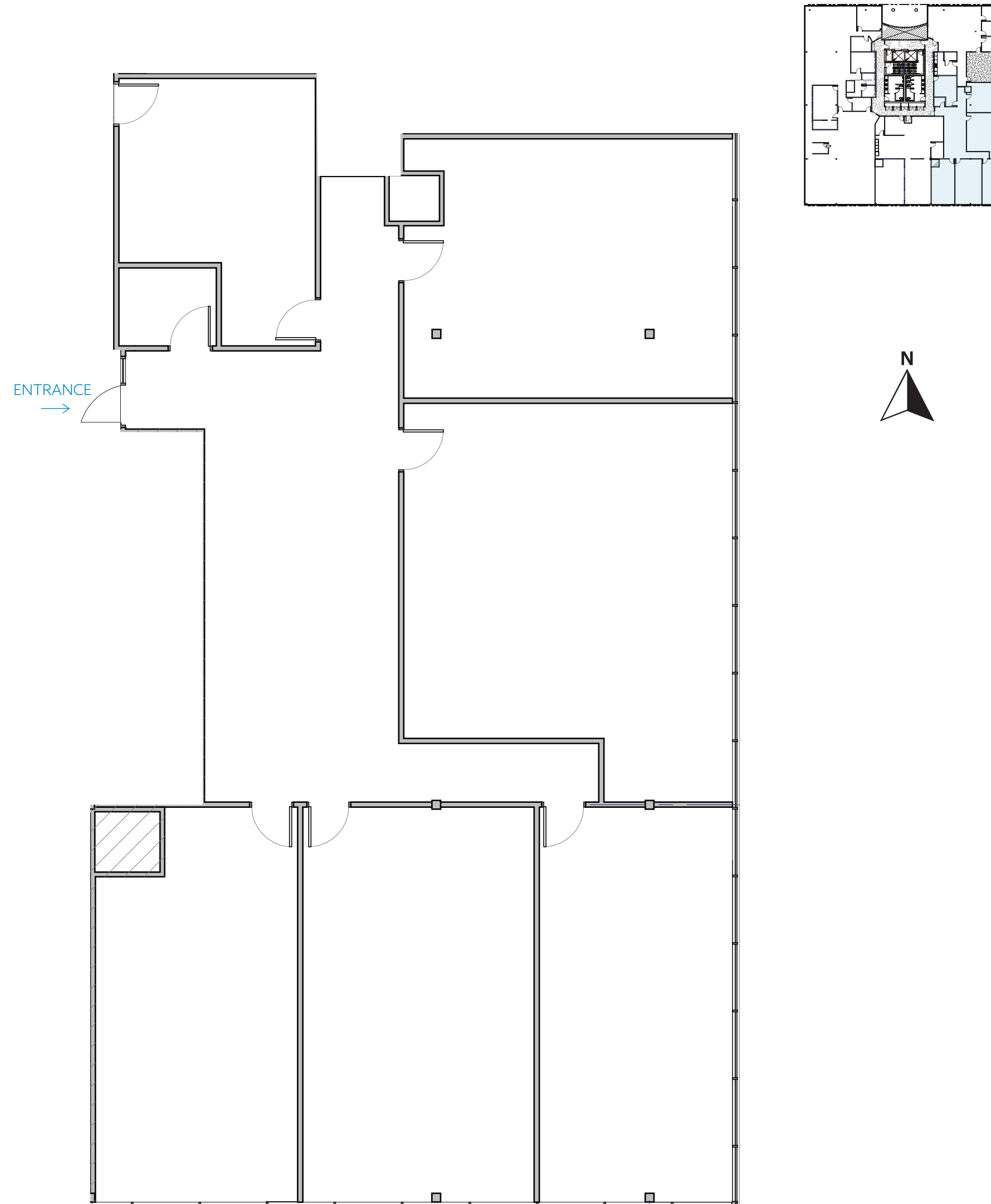


Suite 203

4,113 SF

Availability: Immediate

Office space in good condition comprised of reception area, boardrooms, large offices, open working spaces, and lunch room including kitchenette.



Downtown New Westminster. Everything Within Reach.

Highlights:

- Surrounded by cafés, restaurants, and daily conveniences
- Steps from Westminster Pier Park and the Fraser River waterfront
- Walking distance to two SkyTrain stations (New Westminster & Columbia)



Underground Parking



Professionally Managed

LEGEND

Restaurant & Cafes

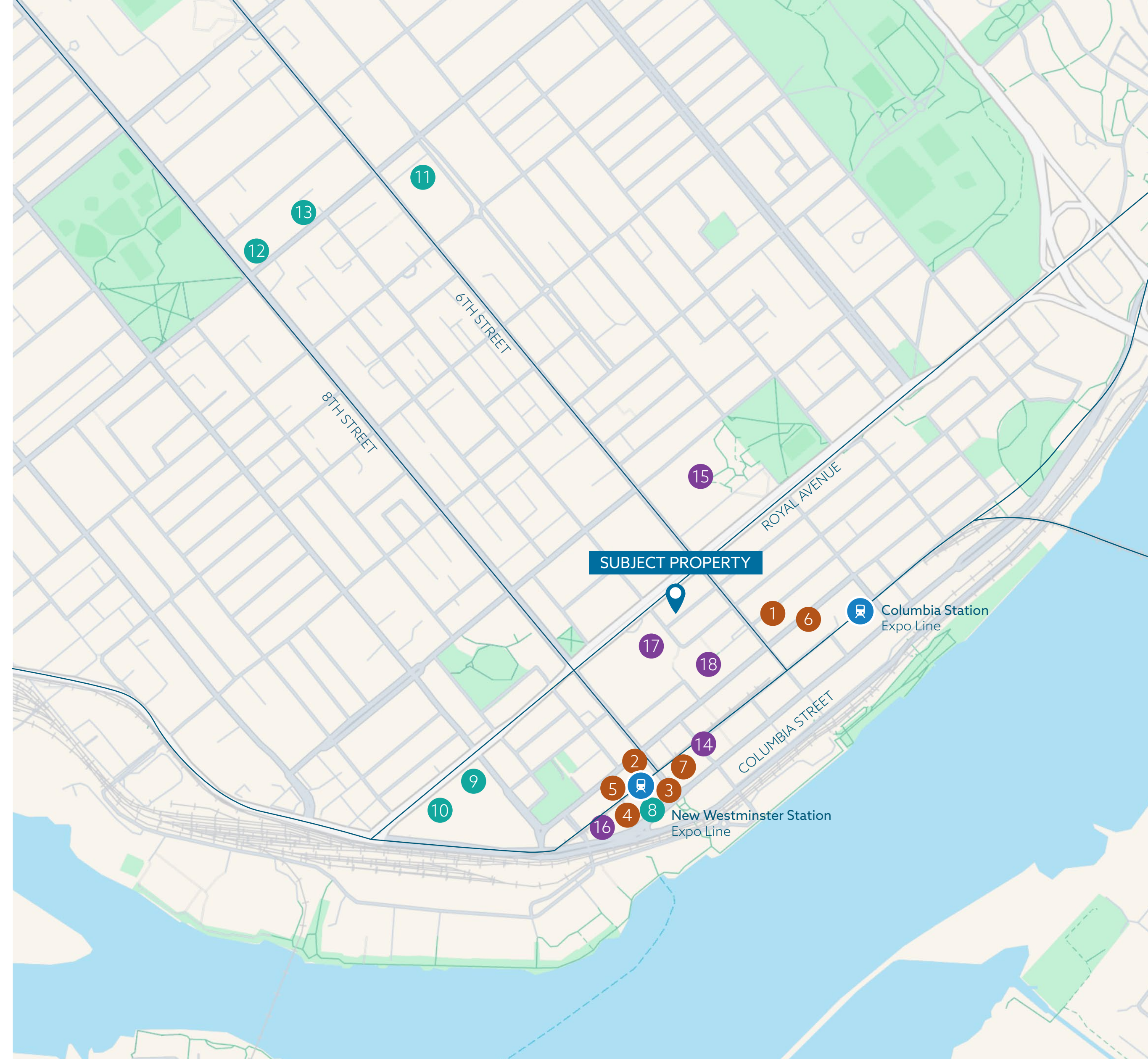
- | | |
|-------------------------|-----------------------|
| 1 Coaster Coffee | 5 Kioku Kitchen |
| 2 Old Spaghetti Factory | 6 Patsara Thai |
| 3 Starbucks | 7 PIVA Modern Italian |
| 4 Big Way Hotpot | |

Shopping

- | | |
|-----------------|----------------------|
| 8 Safeway | 11 London Drugs |
| 9 Save-On-Foods | 12 Walmart |
| 10 BCLIQUOR | 13 Royal City Centre |

Entertainment / Institutions

- | | |
|------------------------------|------------------------------|
| 14 Anvil Centre | 17 Douglas College |
| 15 New Westminster City Hall | 18 New Westminster Law Court |
| 16 Landmark Cinemas | |



CONVENIENCE SCORE

99

WALK SCORE

83

TRANSIT SCORE

50

BIKE SCORE