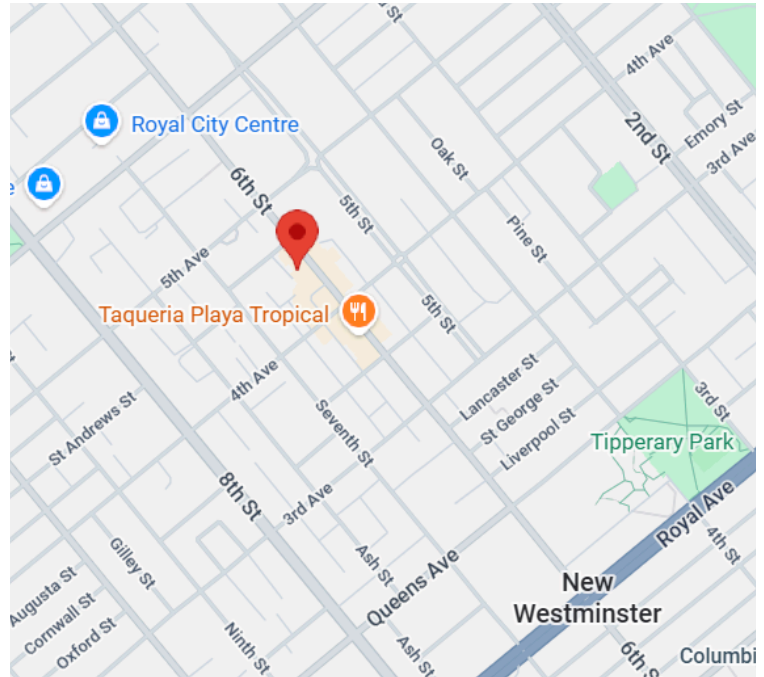


FOR LEASE

2nd Floor- 3,868 sq.ft.

Bright Professional Office Space in Prime Uptown Location

Ideal for Offices, Training Centers & Education Use



ABOUT PROPERTY

Custom Realty is pleased to present a bright second-floor space for lease in the vibrant Uptown neighbourhood of New Westminster. This floor has a **separate reception** entrance straight off the elevator. Perfect for receiving clients. **Ideal for professional office, training, or educational uses**, the full-floor layout offers excellent natural light and a variety of configuration options. Conveniently located with easy access to transit, nearby amenities, and parking at the rear of the building, this is a great opportunity to establish your business in a highly accessible and sought-after area.

PROPERTY DETAILS

2nd Floor: 3,868sq.ft. of flexible open-concept with private offices.

Zoning: C-3 (C-3A)

Ceiling Height- 9 ft.

Lease Rate: \$24

Operating Costs: \$13.82 *2024

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JOLENE FOREMAN

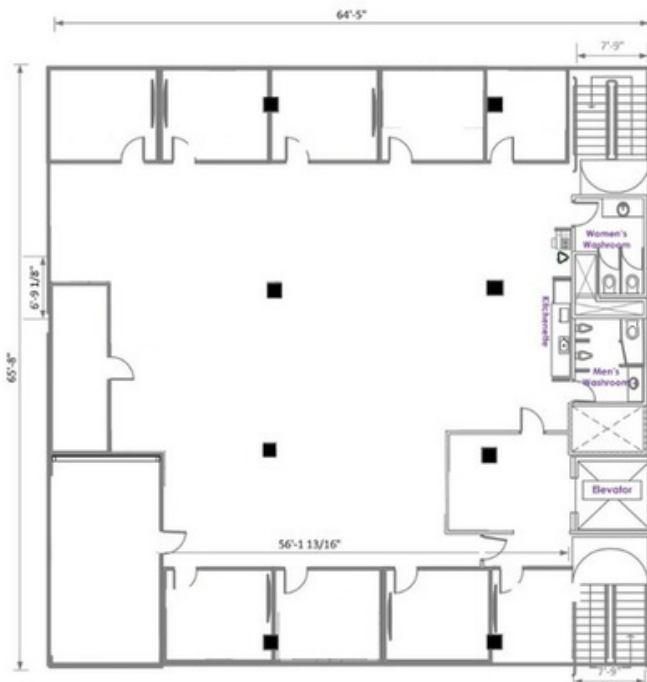
#410-145 Chadwick Court, North Vancouver, BC
604-916-6345
office@custom-realty.ca

Why This Space Works

- Open-concept layout ideal for flexible fitness and studio use.
- Private washrooms and kitchenette for convenience
- Elevator access with front entry points.
- Bright space with natural light and large windows
- Excellent Uptown location with strong transit access.
- Walk Score of 94 with amenities, restaurants, and shopping nearby.
- Well-suited for administrative teams, education providers, and collaborative workspace users
- Ideal for Consulting Firms, tutoring centres.

Second Floor - 3,868 sq.ft.

Second Floor



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More Pictures from the Building-



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