

LEASE OFFICE CLASS A FACILITY

UPTOWN CENTRE
#250 - 601 Sixth St.
New Westminster, B.C.



THE NEXUS OF UPTOWN NEW WESTMINSTER'S BUSINESS DISTRICT

2ND FLOOR OFFICE

- Unit 250: 1,508 sq.ft.*
- Spacious 9' high ceilings
- Waiting area • 4 window offices
- Meeting room • Kitchen
- Storage room
- 3 surface parking spaces
- Floor to ceiling windows
- An abundance of natural light

* Size approximate

UPTOWN CENTRE AMENITIES

- Comprehensive 2020 renovation
- State of the art HVAC system
- Electric charging stations
- Roof top patio
- Shower/locker facilities
- Bike locker • Security desk
- Security system • 24hr. access

THE NEIGHBOURHOOD

The center of Uptown New Westminster - convenience to the max.

Live, work, recreate in New Westminster!

- Across the street from Royal Centre • Westminster Centre within walking distance
- Neighbouring businesses include Walmart, London Drugs, Bank of Montreal, A&W, Blenz Coffee, Starbucks, Winners, restaurants, pubs, healthcare practitioners, financial institutions, law offices
- High foot & traffic intersection • Transit to all three New Westminster SkyTrain stations
- Zoning C-3 Community Commercial Districts (High Rise)

Grand Central
REALTY

New Westminster office for lease. 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.

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



LEASE

2ND FLR OFFICE

UPTOWN CENTRE
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Lease this tony office in Uptown Centre - a high profile Class A property built in 2000 and substantially renovated in 2020. This tasteful second floor office is located at the very center of bustling Uptown New Westminster at the intersection of Sixth St. and Sixth Ave. The existing tenant is looking to assign their lease which runs until April 30, 2033. The Landlord may consider entering into a new lease with an approved tenant.

Featuring fabulous floor to ceiling windows and spacious 9' high ceilings, this professional unit features 4 window offices, waiting room, meeting room, kitchen, washrooms and storage room. Three parking spaces are available each at \$75 per month plus tax. Zoning: C-3 Community Commercial Districts (High Rise). Catering to the needs of the tenants, Uptown Centre offers a state of the art HVAC system, electric charging stations in the parkade, shower facilities, bike room, showers and lockers AND a rooftop patio!

Nearby Queens Park District is famous for its heritage homes in addition to Uptown high rises, parks and all amenities including Royal City Centre across the street and Westminster Centre close nearby with shopping, restaurants, pubs within walking distance and transit hubs a short distance away. Reserved parking as well as street parking spaces are available.

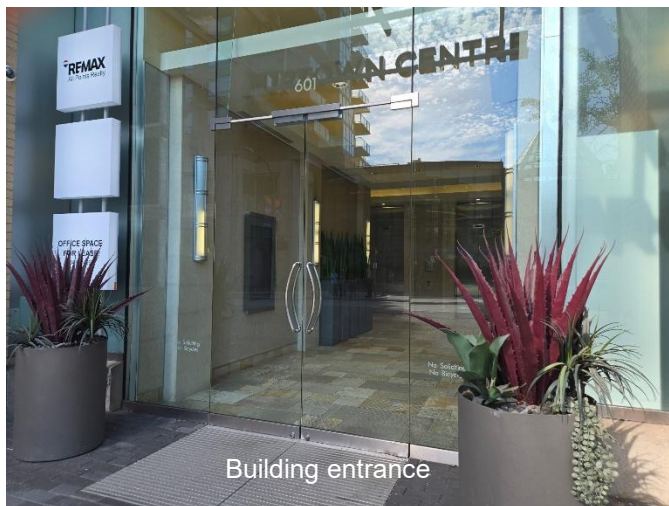
New Westminster is the central gateway to Vancouver, Burnaby, Richmond to the west and the Fraser Valley to the east. Easy access to all arterial routes including Vancouver International Airport, B.C. ferry services.

CALL BILL HAMILTON TODAY!

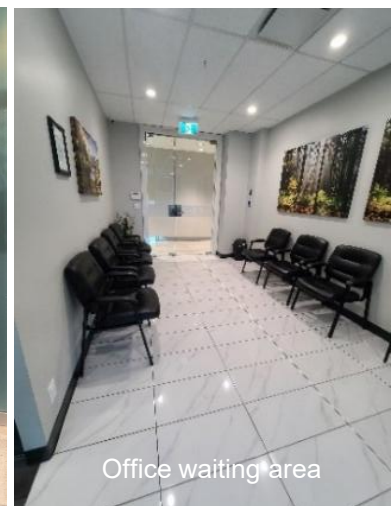
(Sorry, no cannabis dispensaries or daycares)



Office front door



Building entrance



Office waiting area

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Civic Address #250 - 601 Sixth St., New Westminster, B.C. V3L 3C1

Unit Size 1,508 sq.ft.*

Current Base Rent \$3,581.50 per month

Additional Rent \$2,775.60 includes electricity and in suite janitorial.

Note: The existing tenant is looking to assign their lease which runs until April 30, 2023. The Landlord may consider entering into a new lease with an approved tenant.

Parking 3 parking spaces available \$75.00 per space + tax.

Zoning C-3 Community Commercial Districts (High Rise)

*Approximate size



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Office



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Meeting Room



Kitchen

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