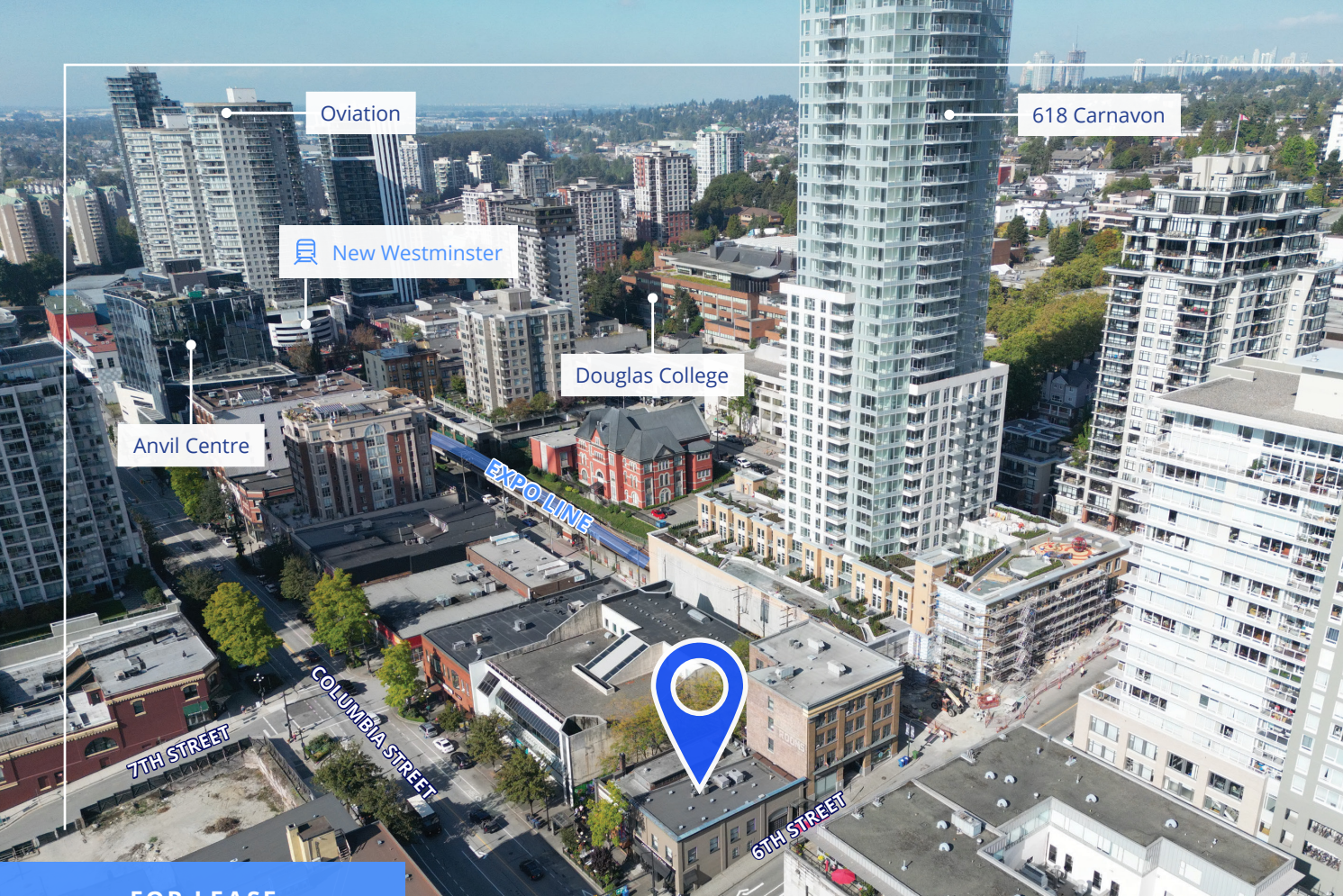




FOR LEASE

2nd Floor - 601 Columbia Street New Westminster, BC



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Accelerating success.



97,962
2023 Population Estimate



2,247
Number of Business



10.4%
Projected Annual Growth
(2023-2028)



40.2
Median Age



\$114,752
Average Household Income

Opportunity

Colliers is pleased to present the opportunity to lease a 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

Starting at
\$15.00 net

Zoning

C-8 (Historic Comprehensive
Development)

Broker bonus - \$5000 VISA gift card for firm deal by end of April 2025

Scores



WALKER'S
PARADISE



EXCELLENT
TRANSIT

Additional Rent (2025 Est.)

\$14.25 PSF

Availability

Immediately

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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