

FOR LEASE/FOR SALE

EAST COLUMBIA STREET

NEW WESTMINSTER, BC



OPPORTUNITY

Cushman & Wakefield ULC ("C&W") is excited to present a leasing/sale opportunity for outstanding office space within a mixed-use development located at 408 East Columbia Street, New Westminster, BC. Positioned adjacent to the Royal Columbian Hospital and in closeproximity to the Sapperton SkyTrain Station, this opportunity encompasses 6 Strata Units, totaling approximately 6,500 SF total useable area of office space.

BUILDING FEATURES







SECURED BIKE STORAGE



ROOFTOP PATIO



PROPERTY DETAILS

408 East Columbia Street, New Westminster

Available Area: approximately 6,500 SF total useable area of office space | Ability to demise for 1,000 SF

• **FLOOR**: 2

• CEILING HEIGHT: 12' to underside of slab

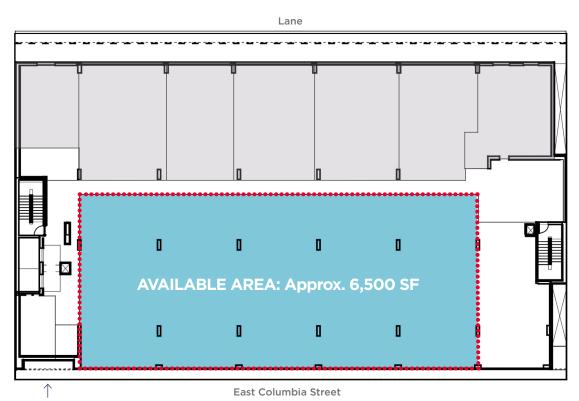
• AVAILABILITY: Available Immediately

• ADDITIONAL RENT: \$14.00 PSF pa (2024 estimate)

• **PARKING**: Contact listing agents

• ASKING RATE: Contact listing agents

• SALE PRICE: Contact listing agents





LOCATION

Nestled in the dynamic and rapidly expanding Sapperton neighbourhood, the Property enjoys a prime location amidst green spaces, pedestrian-friendly pathways, restaurants, and retail establishments. The Royal Columbian Hospital, currently undergoing a three-phase redevelopment slated for completion by 2026, adds to the appeal of the area. The Property's charm is further accentuated by the adjacent Brewery District, serving as a catalyst for the mixed-use rejuvenation of the neighbourhood, attracting new dining options, a grocery store, and retail amenities.

Situated in close proximity to the vibrant intersection of East Columbia Street and Sherbrooke Street, the Property holds a central position within the area. It is conveniently located on East Columbia Street, providing quick access with a 4-minute drive to Highway 1-A, a 5-minute drive to the Trans-Canada Highway, and a 8-minute walk to the Sapperton SkyTrain Station.







PROPERTY PHOTOS

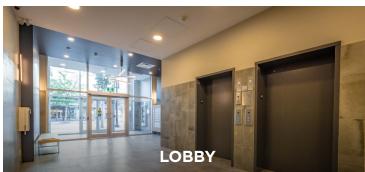














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