



FOR SUBLEASE:

# WESTMINSTER CENTRE

#200, 555 6<sup>TH</sup> STREET, NEW WESTMINSTER

**6,253 SF**

Located in the heart of New Westminster's vibrant Uptown Commercial district.  
Prime location on the 2nd floor, corner unit.





# OPPORTUNITY

Suite 200 at Westminster Centre, 555 6<sup>th</sup> Street, presents a rare opportunity to secure a fully improved 6,253 SF medical office space in the heart of Uptown New Westminster. The suite is well-suited for a range of medical, health, or professional office uses, offering a spacious layout that can easily accommodate exam rooms, private offices, reception, and collaborative areas.



## WESTMINSTER CENTRE HIGHLIGHTS

Westminster Centre is a landmark destination in Uptown New Westminster offering an ideal mix of retail, office, and service-oriented tenants in a highly visible and accessible setting.

### KEY FEATURES



**ON-SITE SECURITY**



**FIBRE OPTIC CABLING**



**ENTERPHONE SYSTEM**



**ENERGY EFFICIENT LIGHTING**



**AMPLE PARKING:** 600 parking stalls for visitors over 3 levels



**VIBRANT TENANT MIX:** Anchored by national retailers and service providers



**STRONG TRADE AREA:** An established shopping hub supported by a growing population base, drawing from over 80,000 residents within 2 km.

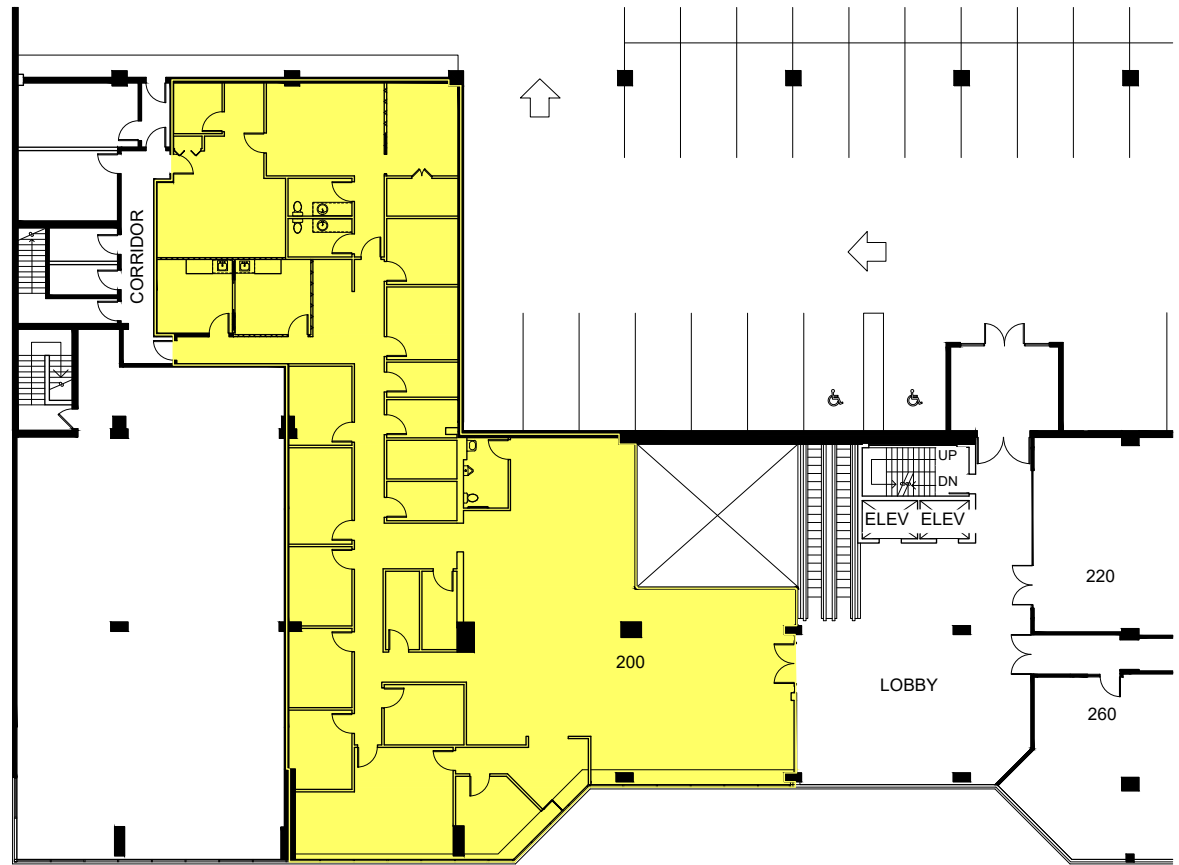


**HIGH TRAFFIC:** A dynamic centre with thousands of daily visitors, ensuring strong exposure and convenience for tenants and clients.

# FLOOR PLAN

## SUITE 200 DETAILS

- Size: 6,253 SF
- Sublease expiry: September 29, 2028
- Asking Rate: Contact listing agents
- Operating Costs and Property Taxes: \$22.63 PSF PA (2025 est.)
- Suite Features:
  - Reception
  - Large Waiting area
  - Washrooms
  - Staff kitchen & coffee areas
  - 16 offices/exam rooms
  - Storage area
  - Open areas
- Parking stalls: 22



SIXTH ST



RECEPTION



WAITING AREA



EXAM ROOM



EXAM ROOM



EXAM ROOM



REGISTRATION AREA



STAFF KITCHEN



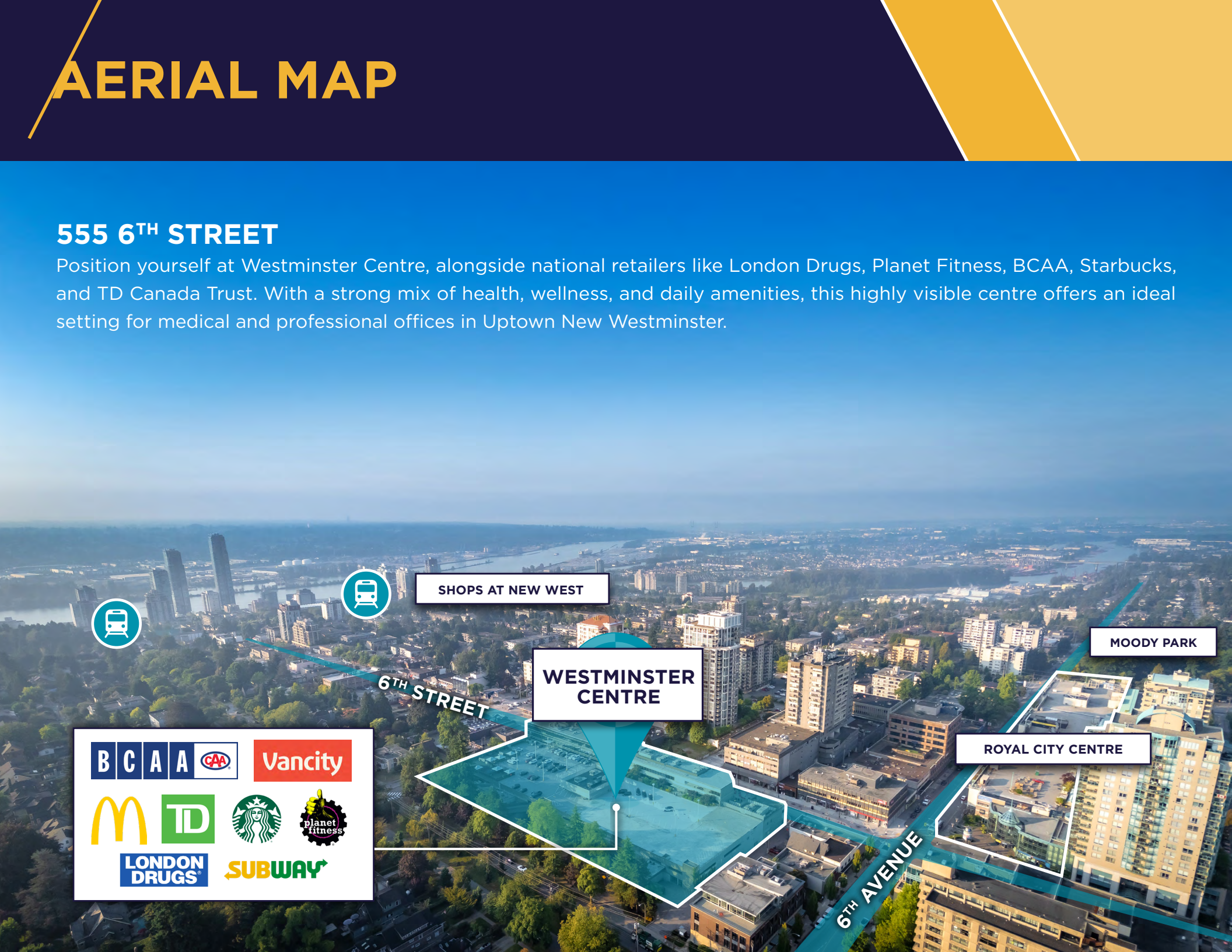
OFFICES, HALLWAY



# AERIAL MAP

## 555 6<sup>TH</sup> STREET

Position yourself at Westminster Centre, alongside national retailers like London Drugs, Planet Fitness, BCAA, Starbucks, and TD Canada Trust. With a strong mix of health, wellness, and daily amenities, this highly visible centre offers an ideal setting for medical and professional offices in Uptown New Westminster.



SHOPS AT NEW WEST

MOODY PARK

WESTMINSTER CENTRE

ROYAL CITY CENTRE

BCAA CAA Vancity  
McDonald's TD Starbucks planet fitness  
LONDON DRUGS SUBWAY

6<sup>TH</sup> STREET

6<sup>TH</sup> AVENUE



# LOCATION

Westminster Centre is strategically located in New Westminster's Upton district, a bustling hub of business, retail, and community activity. The property is surrounded by everyday conveniences, including banks, shops, restaurants, and Royal City Centre Mall, ensuring everyone has everything they need within walking distance. Transit access is excellent, with multiple bus routes directly outside the building and SkyTrain Stations only minutes away, connecting you quickly to Downtown Vancouver, Burnaby, and Surrey. For drivers, major routes such as Kingsway, Canada Way, and Highway 1 are easily accessible, simplifying regional travel.

This central location offers businesses a professional address in a highly walkable and connected neighbourhood, an ideal balance of convenience and accessibility for staff and clients alike.







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