

UNIT 235 - 610 SIXTH STREET, NEW WESTMINSTER
OFFICE SPACE AT ROYAL CITY CENTRE WITH OPTIONS TO DEMISE

**FOR
LEASE**



WILLIAM | WRIGHT

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Located in major retail centre



Demised options available



Major anchor tenants

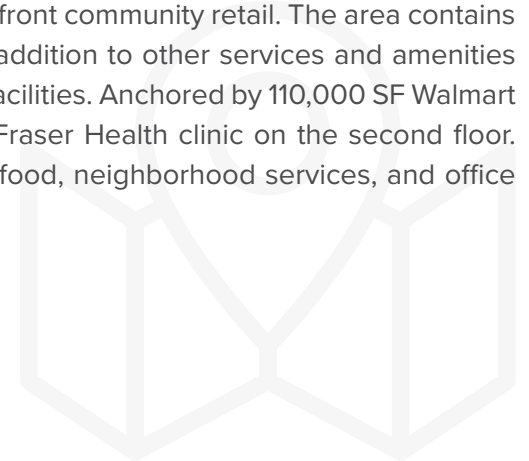


3 levels of underground parking

OVERVIEW

This office space is located on a high-profile intersection in New Westminister's Uptown Core. C-3 zoning allows for wide range of uses.

Royal City Centre is an enclosed community centre located in the heart of New Westminister. Surrounded by high density residential and store front community retail. The area contains the highest concentration of retail in the City in addition to other services and amenities such as medical, recreational and public service facilities. Anchored by 110,000 SF Walmart and Save on Foods, and home to a 37,000 SF Fraser Health clinic on the second floor. The centre is perfect for regional retail, service, food, neighborhood services, and office opportunities.



SALIENT FACTS

SIZE

+/- 1,539 SQFT

PARKING

Ample

ZONING

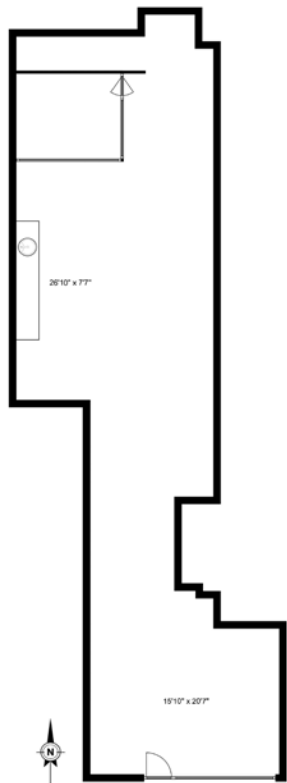
C-3

BASIC RENT

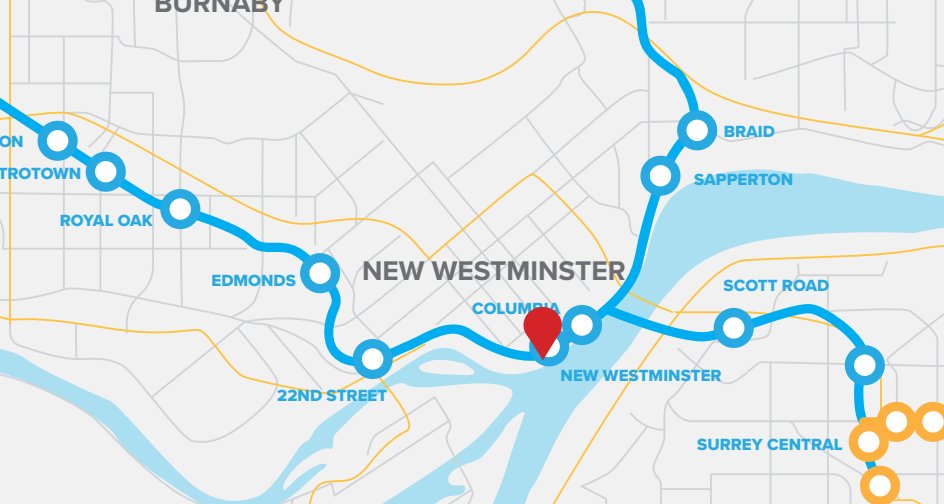
\$19.00/FT

ADDITIONAL RENT

\$12.99/FT



Measurements are approximate and shall be verified by the Tenant if deemed important.



LOCATION

The Subject Property is also conveniently positioned close to major bus routes with direct links to the SkyTrain stations and a short drive away from the Trans-Canada Highway and Lougheed Highway, connecting New Westminster to all of Metro Vancouver including the North Shore, Fraser Valley, and the Tri-Cities.



WALK SCORE

87



BIKE SCORE

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FOR MORE INFORMATION CONTACT

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