



#507 - 233 Nelson's Crescent | New Westminister, BC

FOR LEASE

1,556 SF Office Space Overlooking Fraser River

Located in New Westminister, 233 Nelson's Crescent is a new five-storey medical building with excellent views overlooking the Fraser River. It is situated at the Sapperton SkyTrain station and next door to Royal Columbia Hospital. The premises for lease are located on the 4th floor and sit on top of a grocery store, café, pharmacy, and restaurant/bar.

Brian Mackenzie

Vice President, Leasing & Sales

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NAI Commercial

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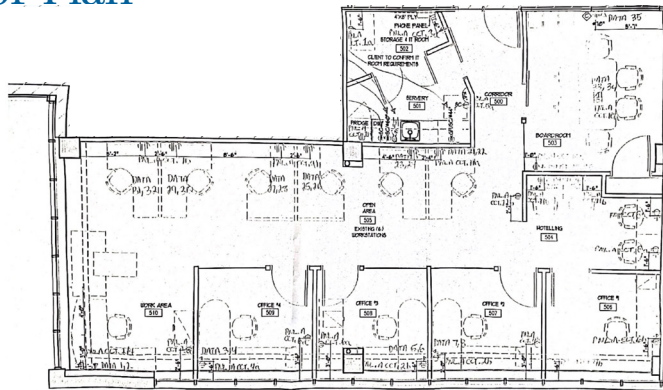
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#507 - 233 Nelson's Crescent New Westminster, BC

Highlights

- ▶ 5th Floor top floor
- ▶ Fully improved space
- ▶ South west corner unit
- ▶ Improved with reception, kitchen, four window offices, boardroom and open area

Floor Plan



Property Details

Legal Description

Strata Lot 50, Sub Block 2, Plan BCS4141, New Westminster District, PID: 028-622-405

Size

1,353 SF Actual Area
1,556 SF Rentable Area

Zoning

CD-52 (Brewery District)

Net Rental

\$27.00/SF per annum

Operating Costs & Property Taxes (2024 est.)

\$21.17/SF plus electricity

Estimated Total Monthly Rent

\$6,245/month + GST

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