

FOR LEASE



COMMERCIAL
PROPERTIES
GROUP

OFFICE UNIT FOR LEASE IN THE HISTORIC GUICHON OFFICE BLOCK



100 - 26 Fourth Street, New Westminster

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OPPORTUNITY

Located in New Westminster's oldest commercial building, in the iconic Guichon Block, this 1,842 SF unit is ideally situated at the corner of Columbia and Fourth streets in New Westminster's historic downtown core, the economic centre of New Westminster. This area benefits from a variety of commercial and community amenities including the Westminster Pier Park, the esplanade and Westminster Quay. The area boasts superior accessibility with the Columbia SkyTrain station located steps from the subject property plus Highway 1, Highway 91, Lougheed Highway and Highway 17 are all within a 10 minute drive.



BEAUTIFUL HISTORIC BUILDING



PRIME LOCATION:
DOWNTOWN NEW WEST



ZONING: C-8



ADJACENT TO THE COLUMBIA
SKY TRAIN STATION

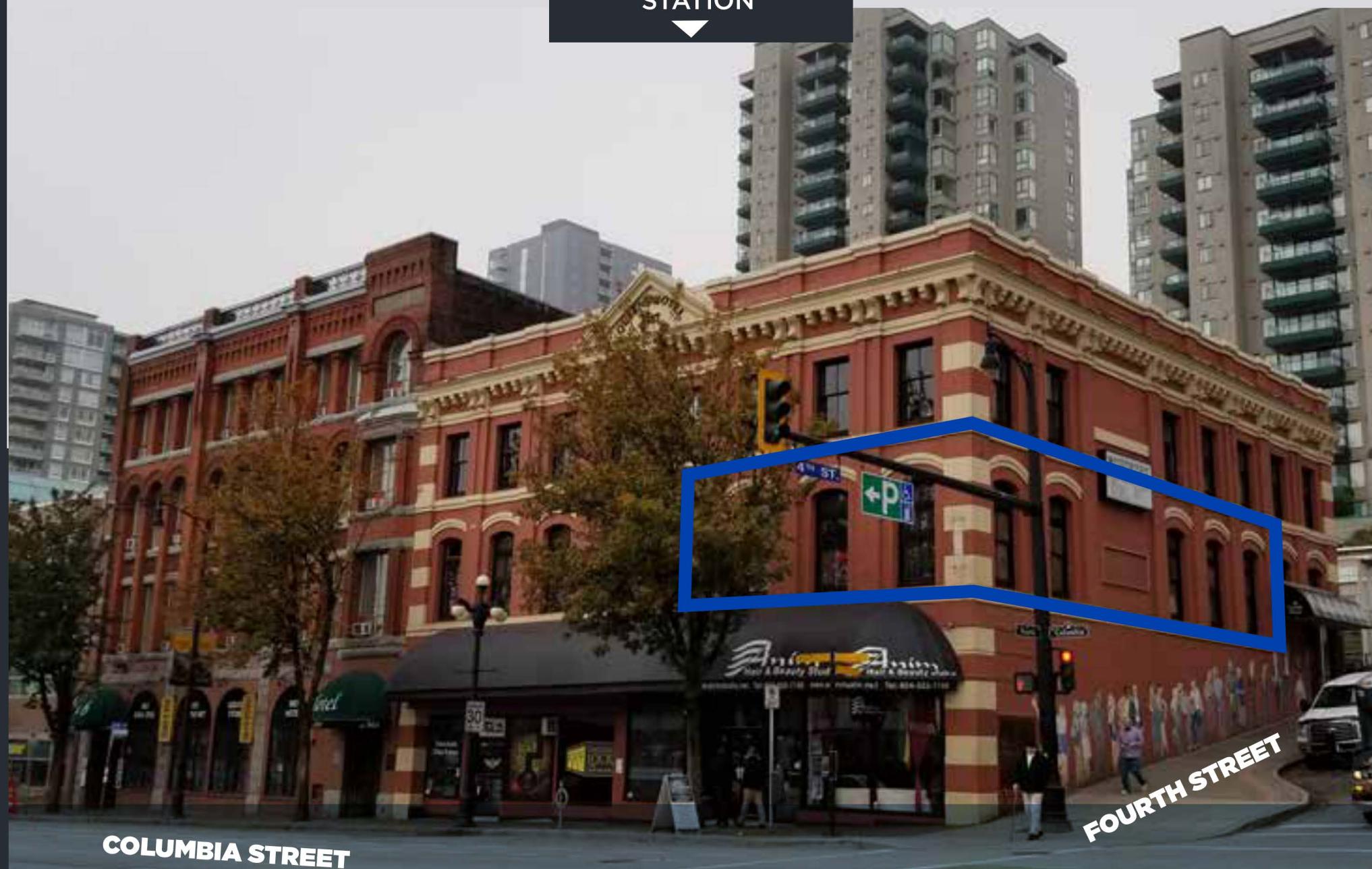


1,842 SF

30 MIN DRIVE TO
DOWNTOWN
VANCOUVER

5 MIN DRIVE TO
PATULLO BRIDGE

1 MIN WALK TO
COLUMBIA SKYTRAIN
STATION



PROJECT HIGHLIGHTS

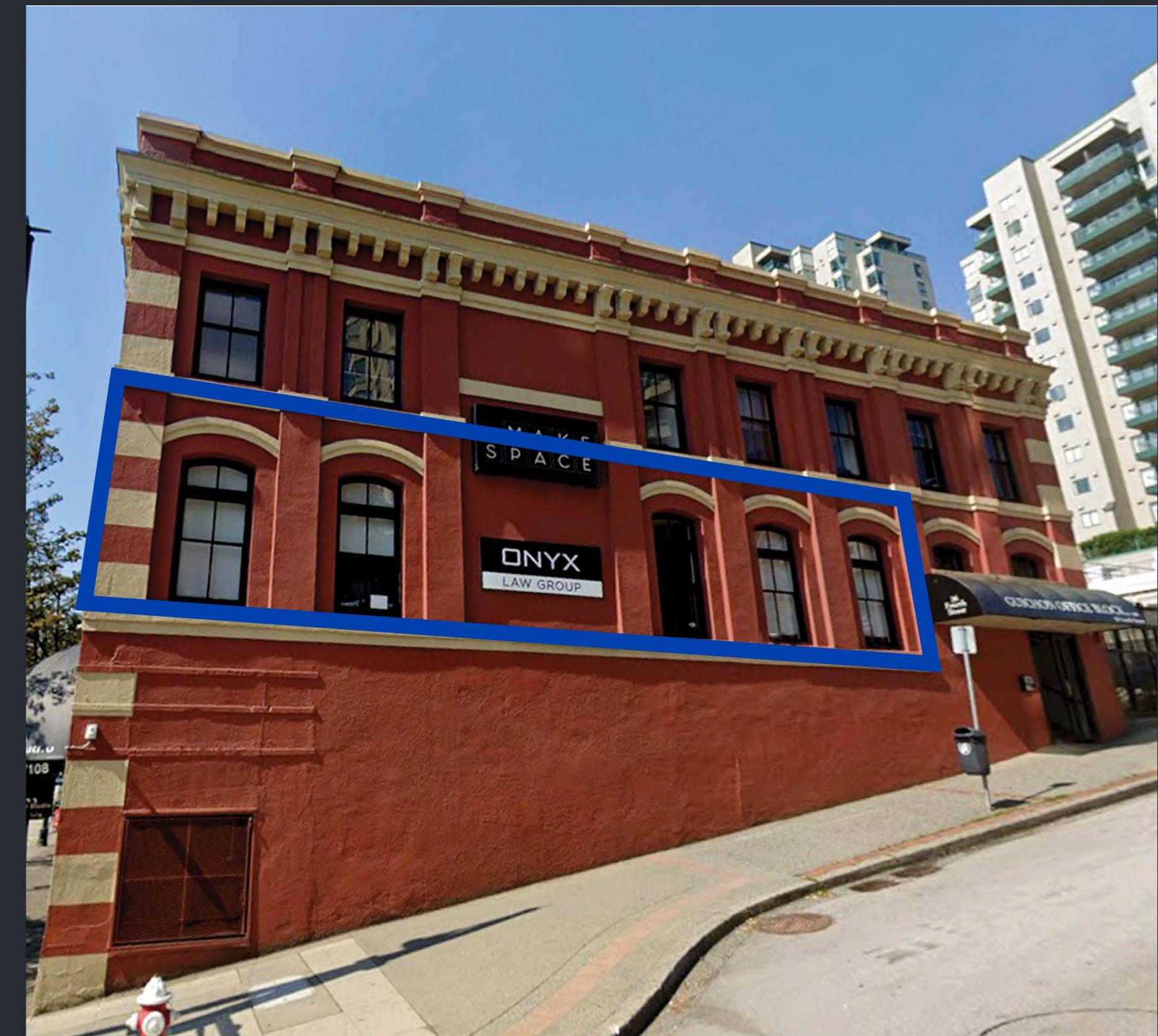
Basic Rent: \$28.00

Additional Rent: \$15.55

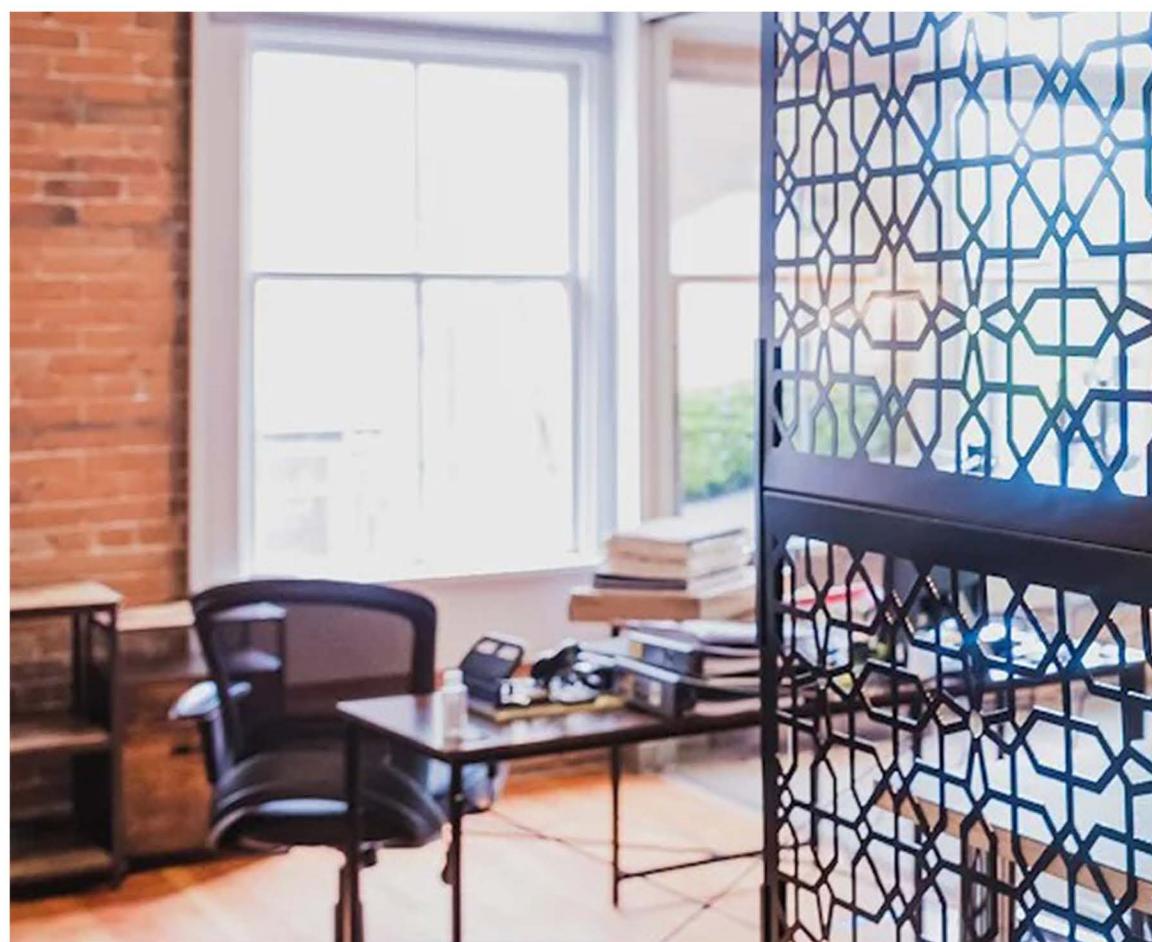
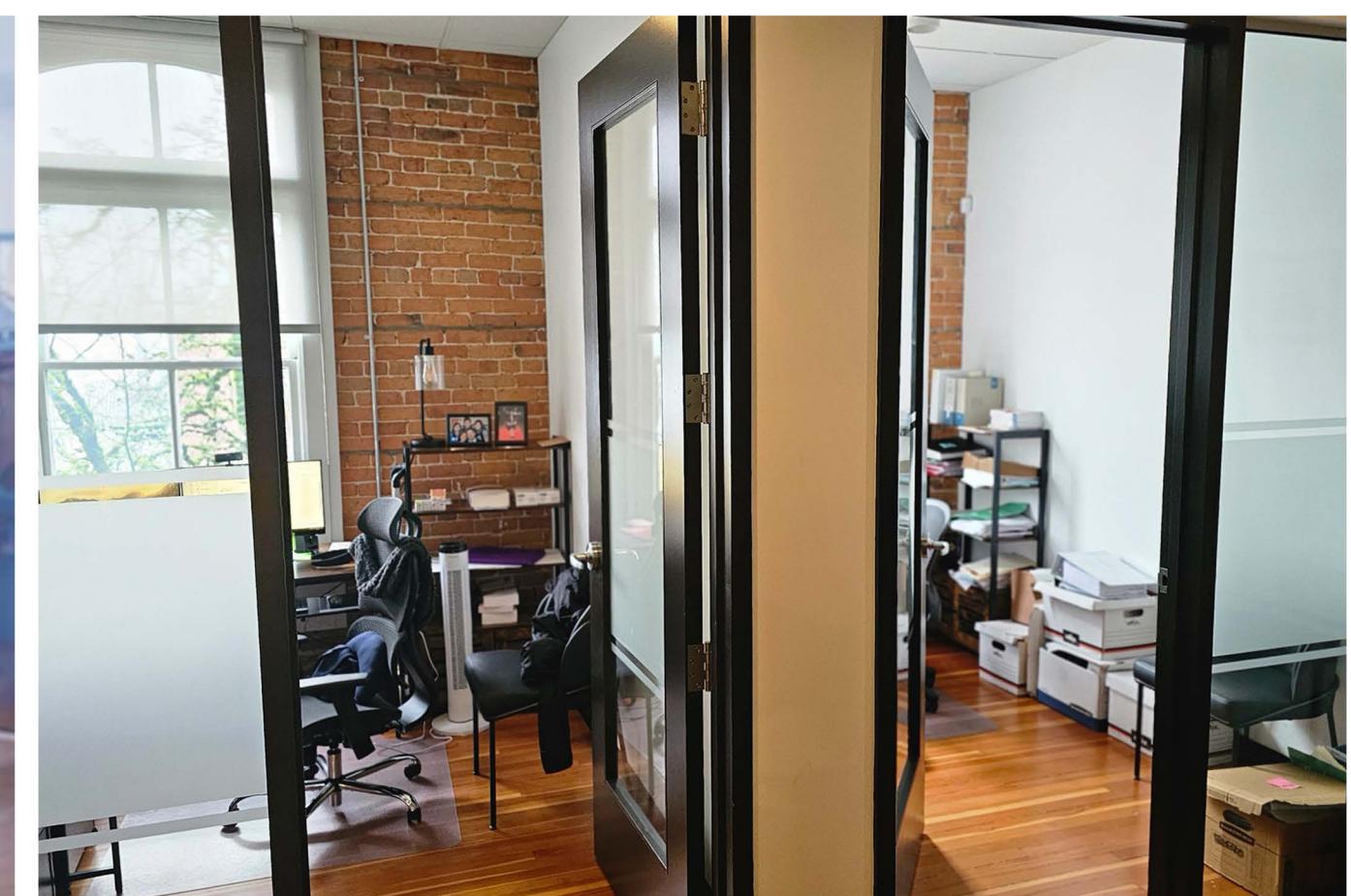
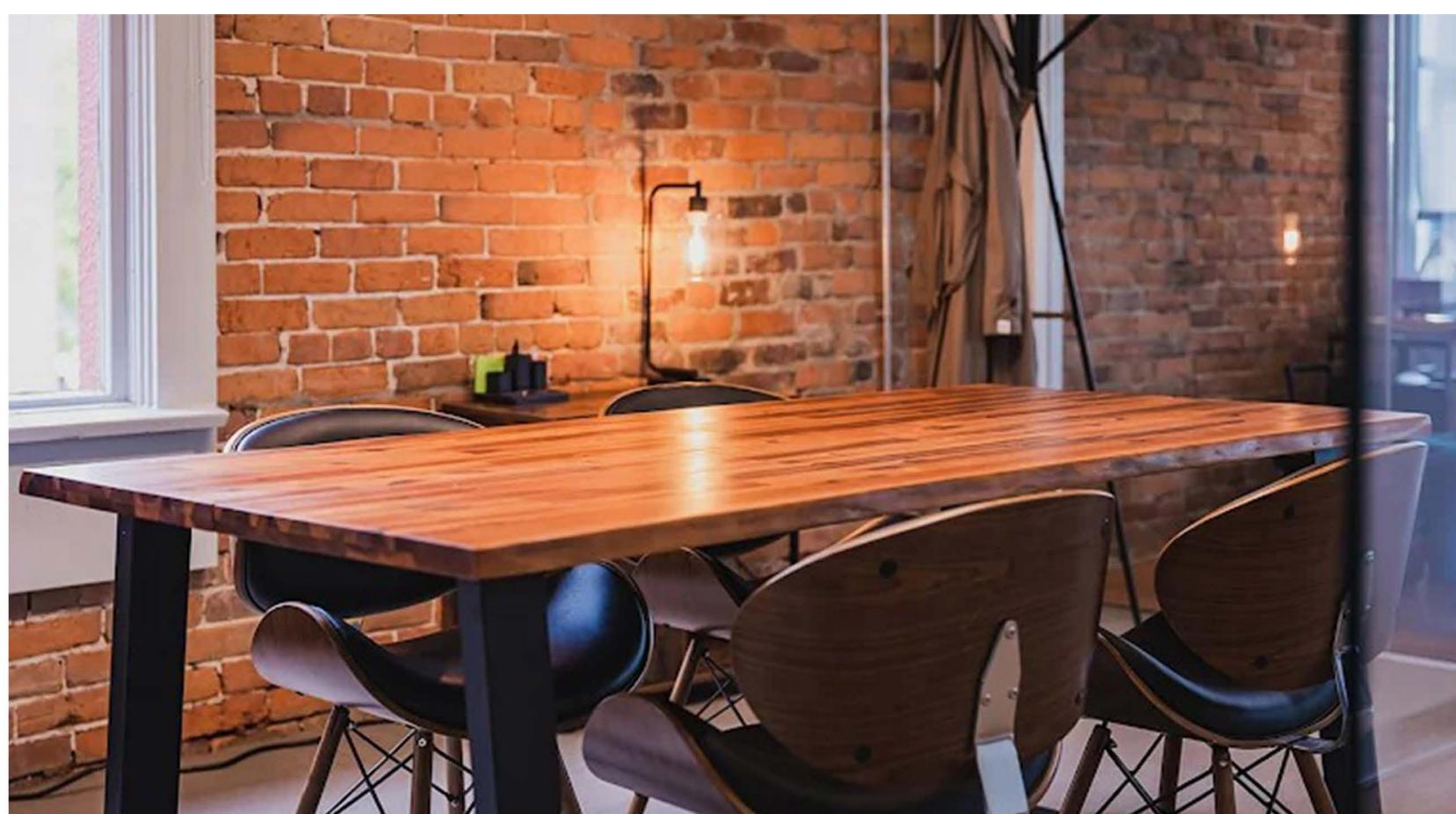
Monthly Gross Rent: \$6,685.00

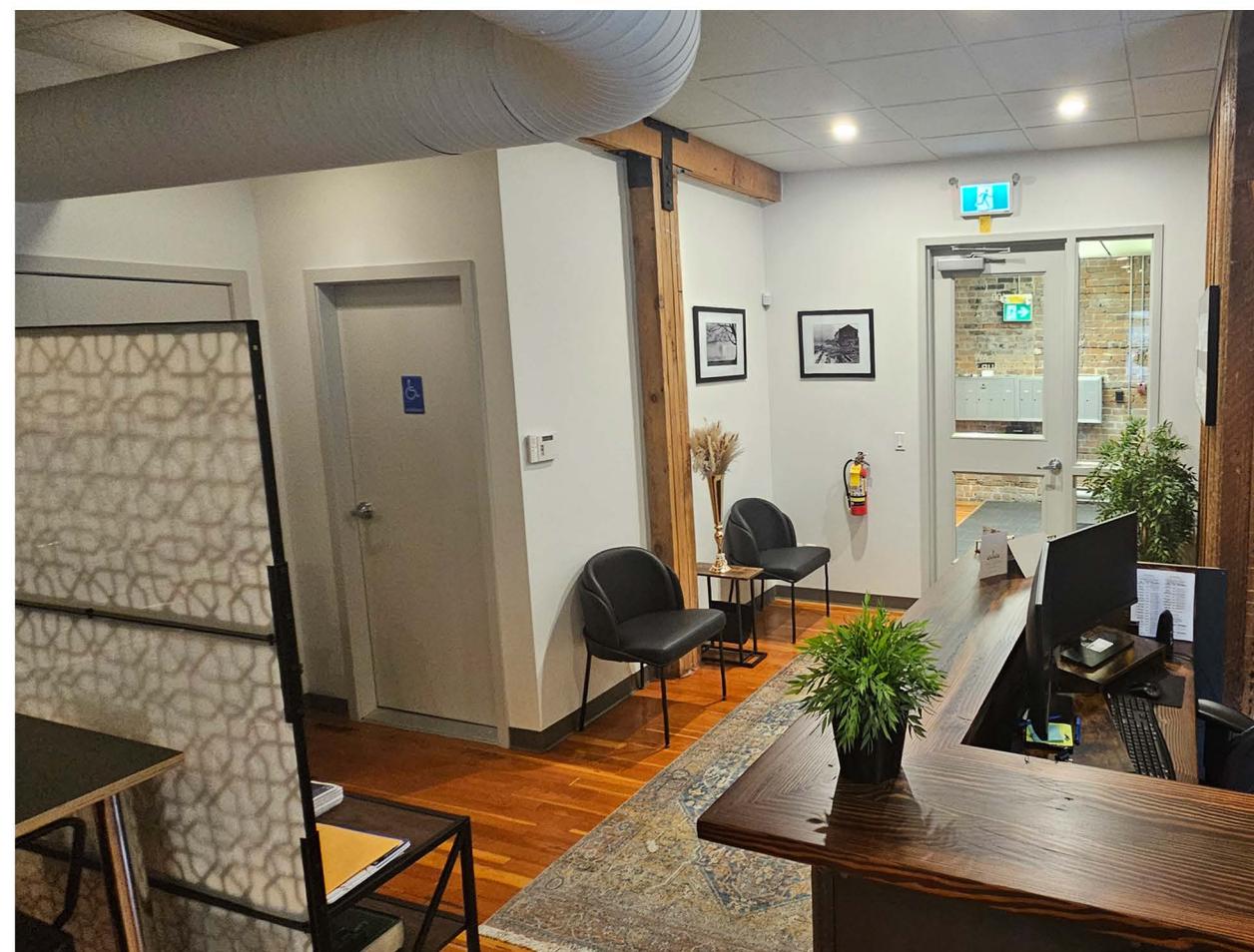
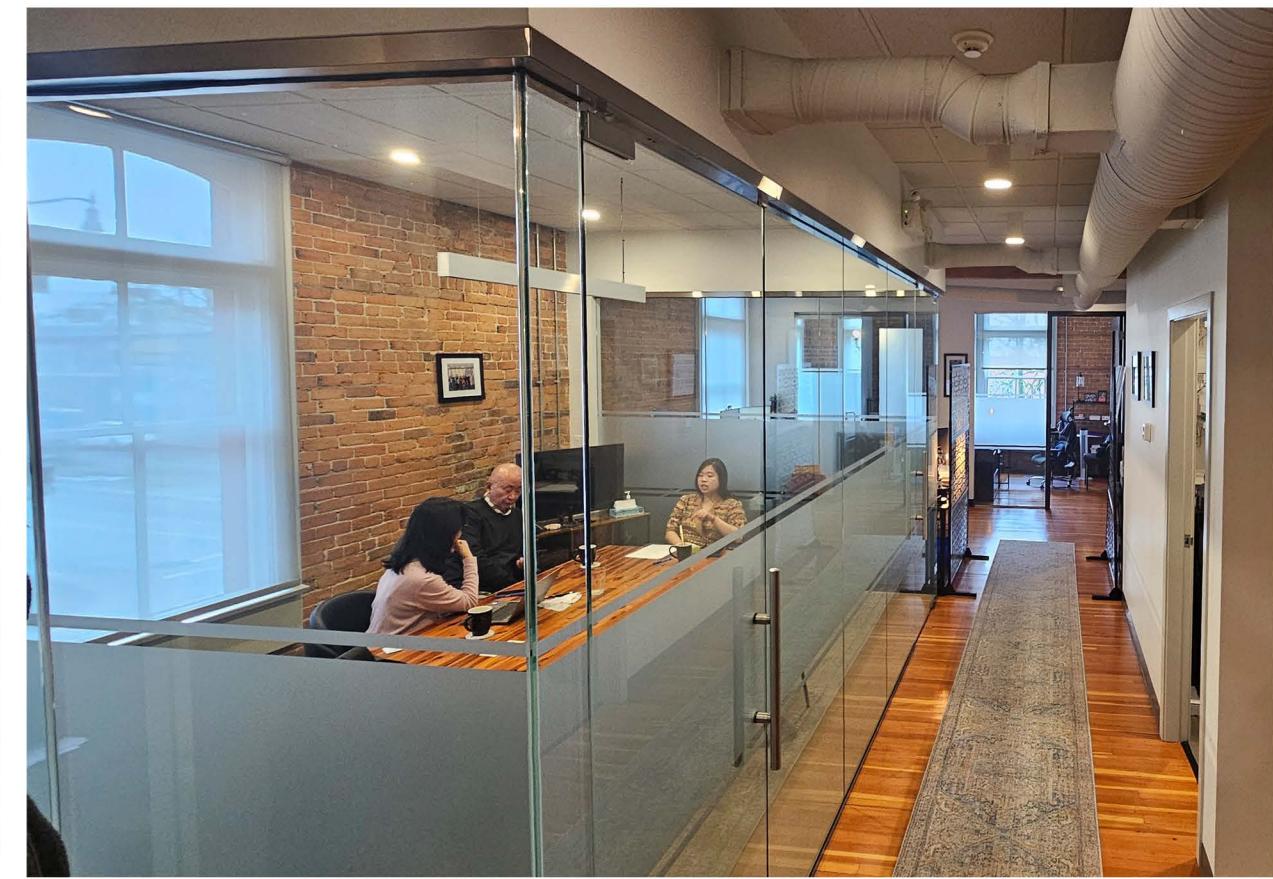
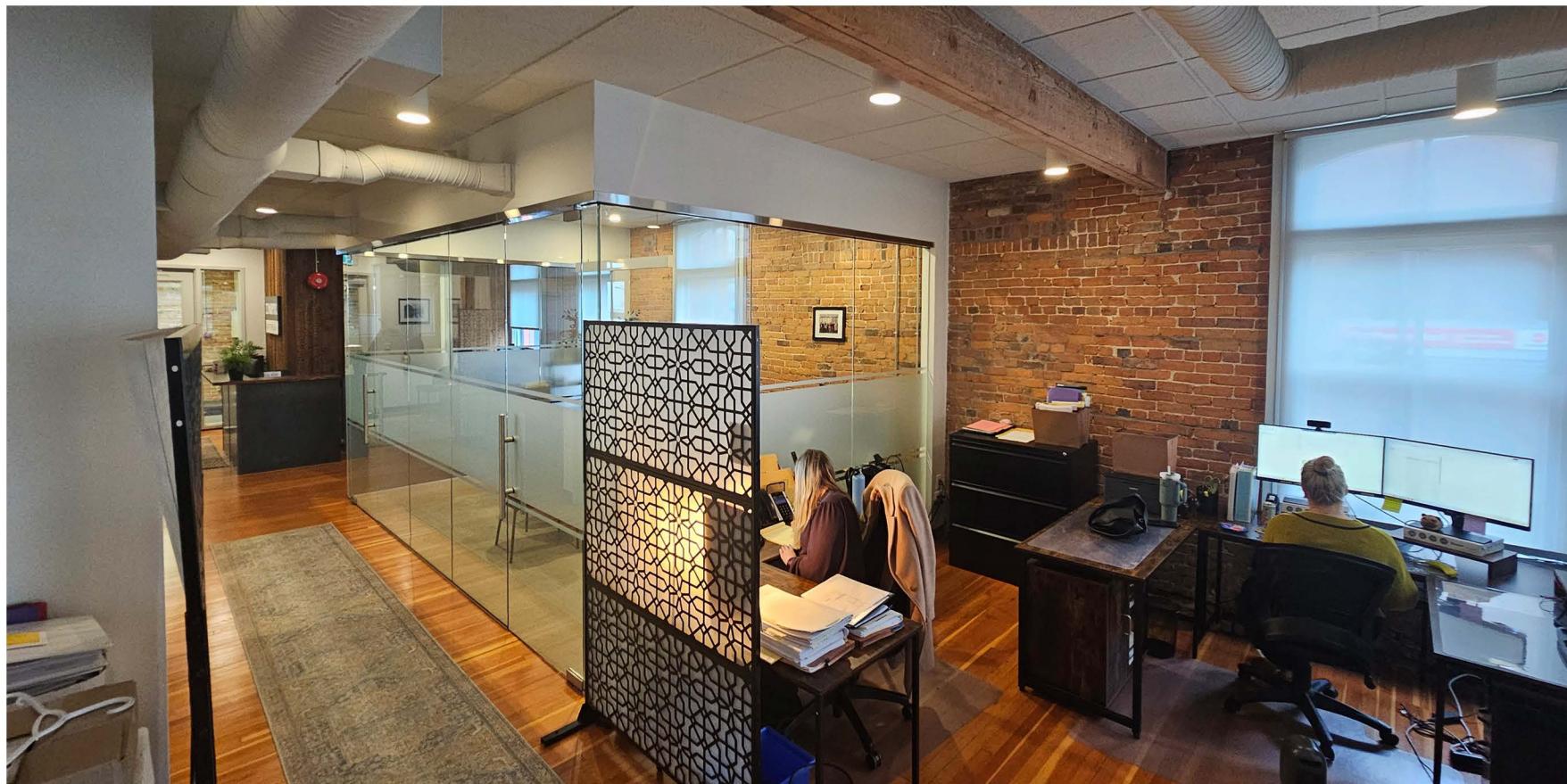
FEATURES:

- Recently renovated (last ~ 3 years) featuring beautiful hardwood
- Large board room
- 3 Private offices
- Kitchen
- Private bathroom
- Fiber Optic installed
- Parking lot across street
- Monitored alarm

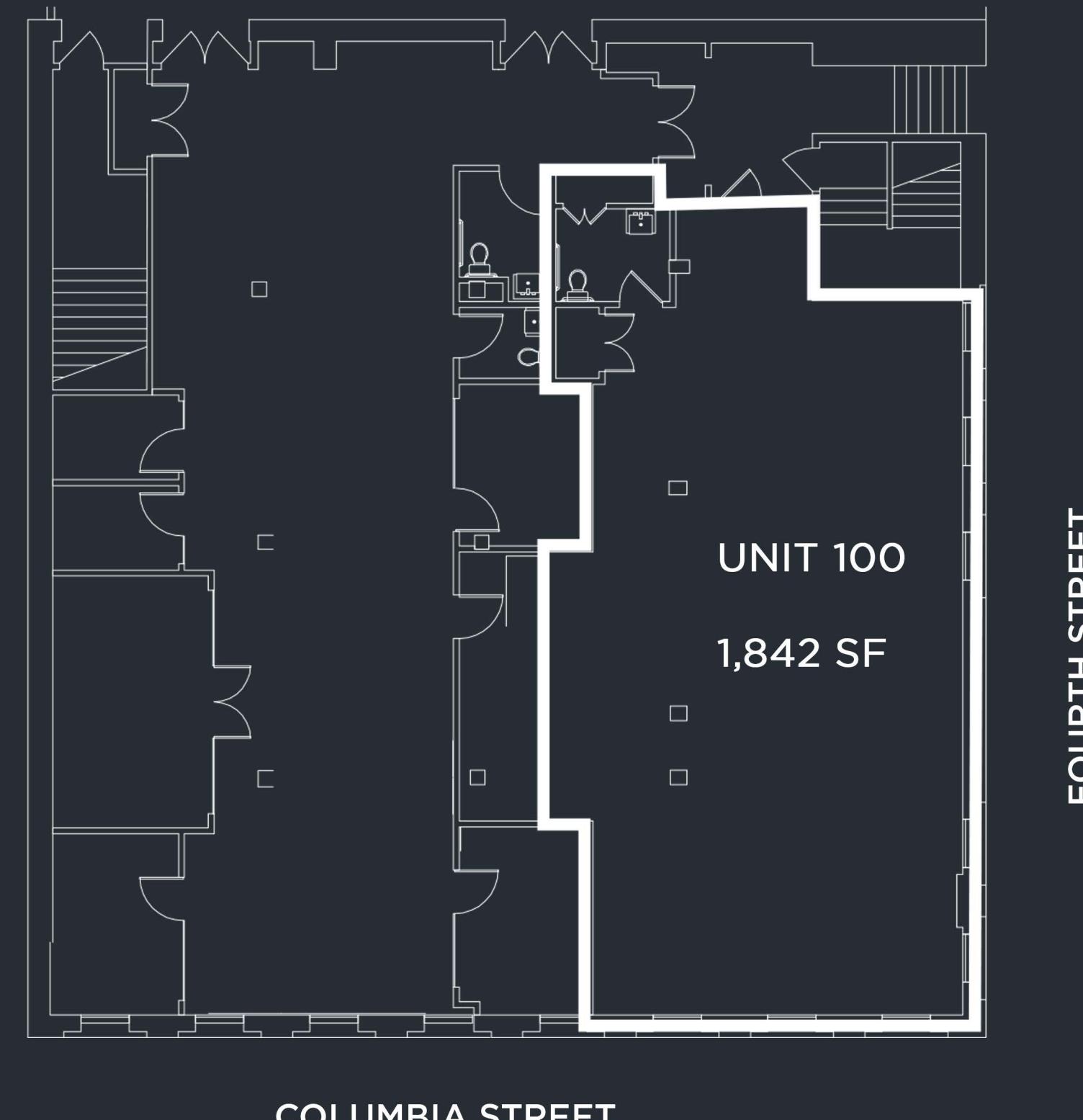


THIS UNIT IS AVAILABLE MAY 1, 2026





FLOORPLANS



LAND USE DESIGNATION



540.

Columbia Street Historic Comprehensive Development Districts (C-8)

540.1

The intent of this district is to allow a mix of pedestrian-oriented commercial, institutional and residential uses supporting the role of Columbia Street as a Historic District.

Interpretation

540.2

The Design Panel referred to in this Section shall have the composition as set out in the City of New Westminster's Terms of Reference dated May 12, 2008 **(BYLAW 7331, 2009)**

Permitted Uses

540.3

The following uses and no others shall be permitted in the (C-8) district:

540.3.1

Animal Grooming and Daycare Facilities; **(BYLAW 7058, 2005)**

540.3.2

Animal Hospitals and Veterinary Clinics; **(BYLAW 7058, 2005)**

540.4

Antique stores, charity thrift stores, clothing consignment stores, second hand specialty stores;

540.5

Deleted; **(BYLAW 7697, 2014)**

540.6

Business and professional offices;

540.7

Cafes and restaurants, excluding drive-in restaurants and drive-through restaurants; **(BYLAW 7478, 2011)**

540.8

Child care;

540.9

Clothing and garment design and fabrication;

540.10

Clubs and lodges;

540.11

Commercial schools and self improvement schools;

540.12

Congregate care, assisted living for seniors;

540.12.1

Cottage breweries in accordance with 170.17 of this Bylaw; **(BYLAW 6725, 2002)**

540.13

Fitness and weight reduction centres;

540.14

High technology offices such as software development and internet services;

540.15

Home-based businesses;

540.16

Hotels;



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