



OFFICE SPACE

For Lease

#200-510 Seventh Avenue, New Westminster, BC

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Civic Address

#200-510 Seventh Ave, New Westminster, BC V3L 3C1

Neighborhood

GlenBrooke North

Zoning

C-3

Year Built

1978

Gross Leasable Area

1,000 SF

Lease Rate

Contact Agent

Property Details

Iconic Properties Group is pleased to present #200-510 Seventh Avenue, New Westminster, a bright and functional office space in the heart of Glenbrooke North. Ideal for professional services, medical practices, or community-oriented businesses, this well-located unit combines convenience, accessibility, and comfort for both staff and clients.

Functional Office Space

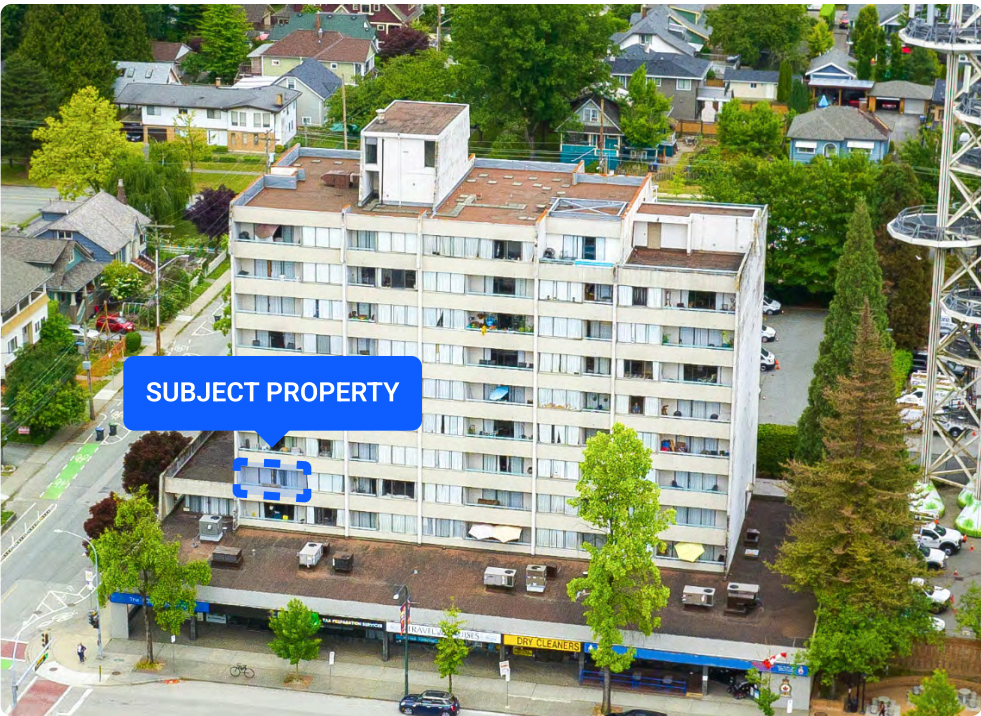
The unit offers an efficient layout with large windows that bring in natural light, creating a welcoming work environment. Located on the second floor, the space provides privacy while maintaining accessibility, making it well-suited for a range of professional uses. On-site parking and professional building management add to day-to-day ease of operation.

Convenient Glenbrooke North Location

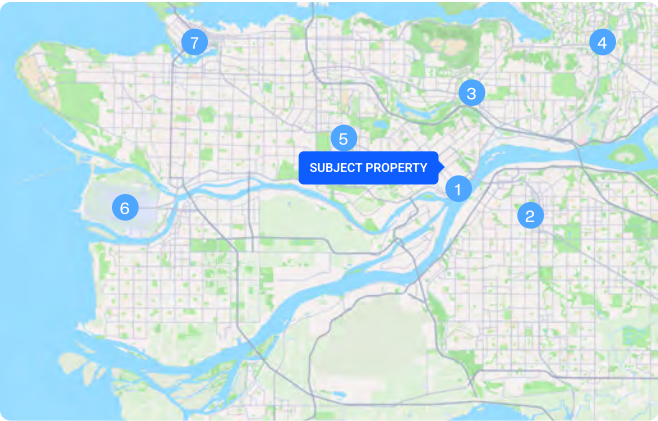
Positioned in a walkable, community-focused neighbourhood, the office is close to Royal Square Mall, Safeway, Starbucks, and several dining options, offering everyday convenience for both employees and visitors. Easy access to Eighth Avenue, McBride Boulevard, and public transit ensures seamless connectivity across New Westminster and into neighbouring cities.

Opportunity for Professionals

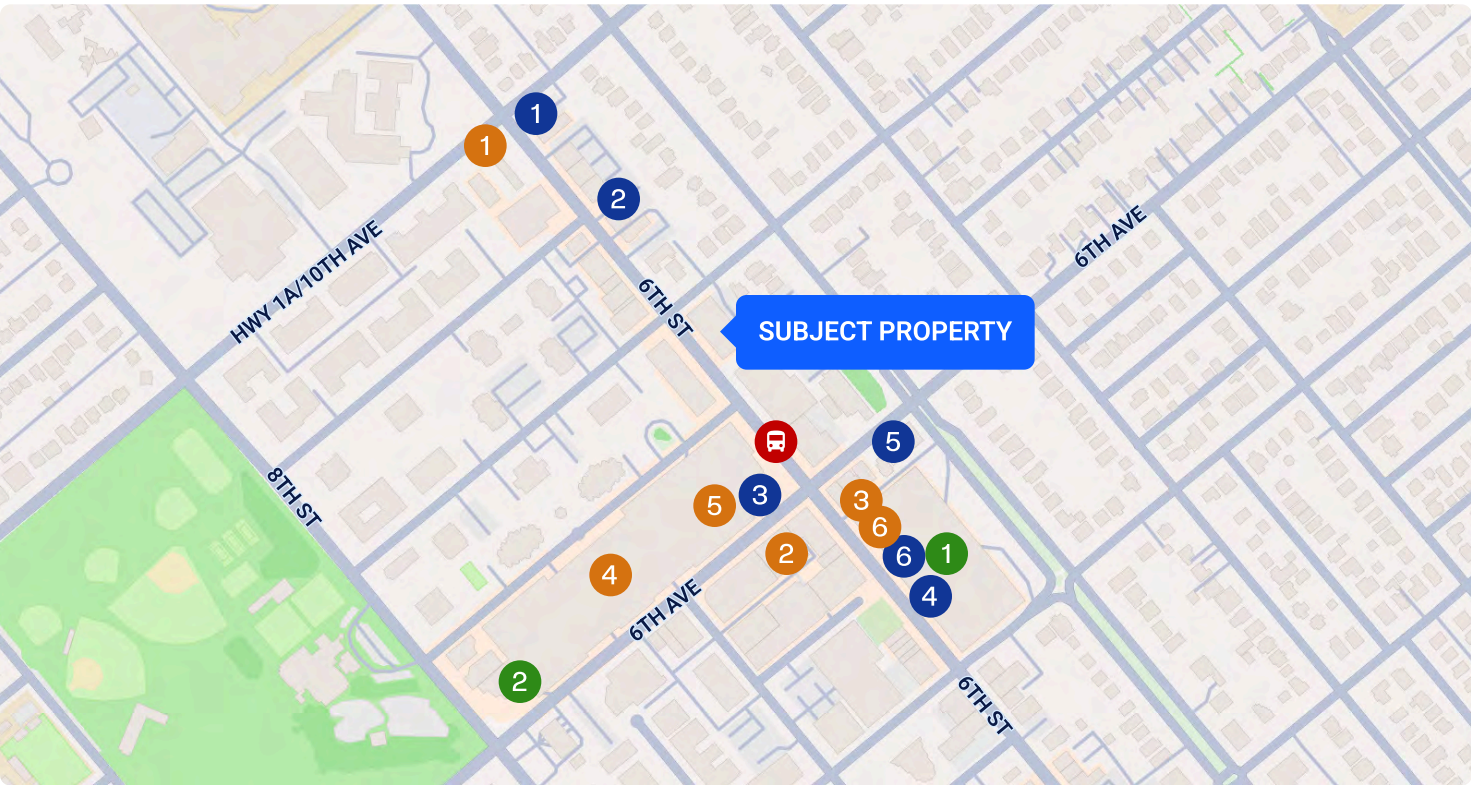
With limited supply of quality office space in this established community, #200-510 Seventh Avenue presents a rare opportunity for businesses seeking a secure and professional environment. Whether you're a medical office, accounting firm, or professional service provider, this location offers the accessibility and amenities to support long-term growth.



Nearby Amenities



Destination	Approximate Driving Time
1 New Westminster Station	5 minutes
2 Surrey City Centre	15 minutes
3 Lougheed Town Centre	15 minutes
4 Coquitlam Centre	30 minutes
5 Metropolis at Metrotown	20 minutes
6 YVR Airport	20 minutes
7 Downtown Vancouver	30-40 minutes



Food & Drinks

- 1 IHOP
- 2 Wendy's
- 3 White Spot
- 4 Subway
- 5 CoCo Bubble Tea
- 6 Starbucks

Retail & Services

- 1 Esso
- 2 RBC Royal Bank
- 3 TD Canada Trust
- 4 Walmart
- 5 Save-On-Foods
- 6 London Drugs

Health & Wellness

- 1 Planet Fitness
- 2 Anytime Fitness

Transit

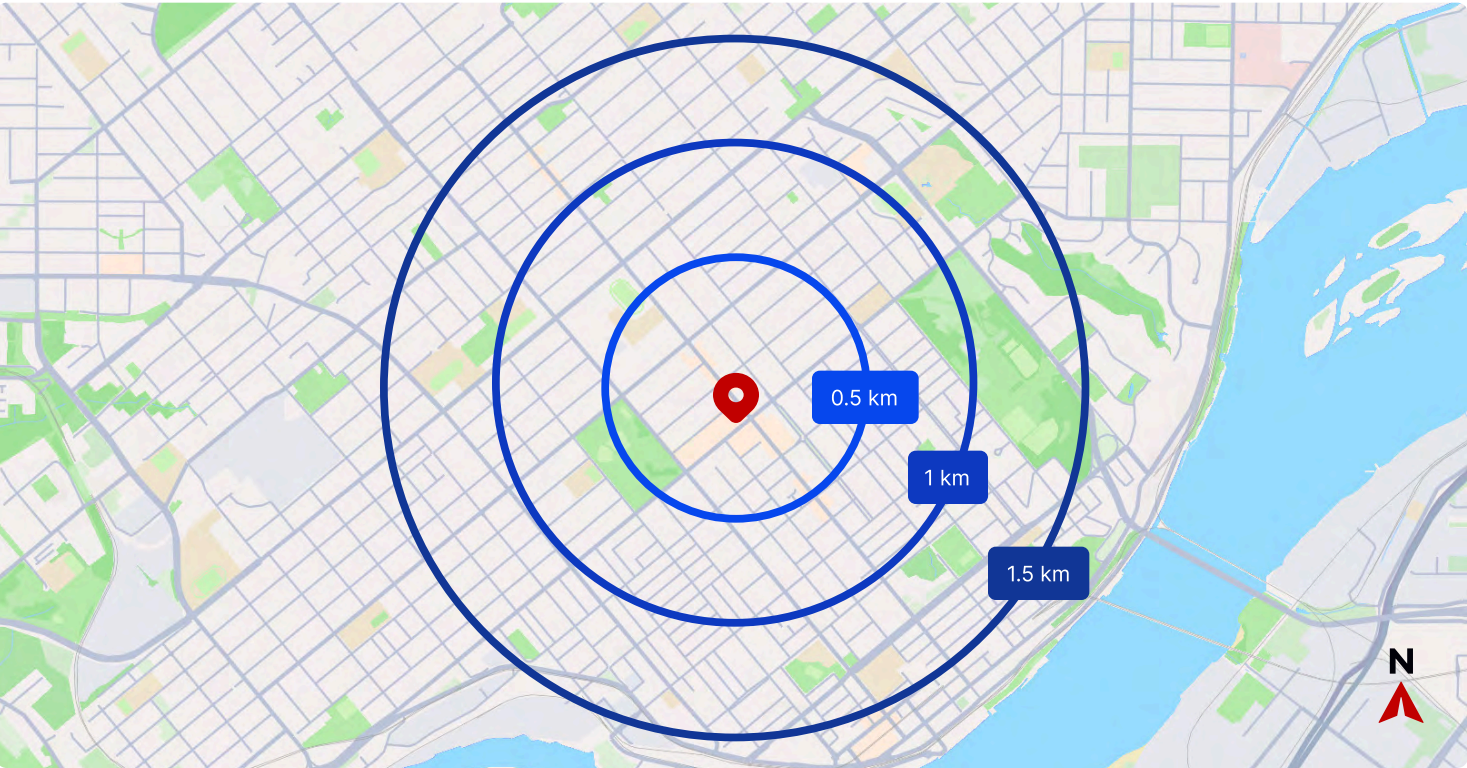
- Bus Stop

Demographic

Situated in the heart of New Westminster’s Glenbrooke North neighbourhood, #200-510 Seventh Avenue is surrounded by a stable, community-driven demographic. The area features a balanced mix of families, professionals, and retirees—resulting in steady foot traffic and long-term local engagement. Daily pedestrian activity is supported by nearby schools, parks, and mid-rise residential buildings, creating strong exposure for service-based businesses. Tenants benefit from being part of a walkable, well-established community with a reputation for safety and convenience. This environment is ideal for medical, legal, wellness, and professional office users seeking a loyal client base.

The local population is characterized by moderate-to-high household incomes and consistent occupancy, contributing to strong consumer demand and business retention. Glenbrooke North’s close proximity to Uptown’s retail corridors provides staff and clients with easy access to shops, restaurants, and transit. The neighbourhood supports a healthy balance of residential density and commercial accessibility, ideal for small to mid-sized offices. Businesses benefit from a low commercial vacancy rate and a population invested in supporting local services. This demographic foundation offers long-term value for tenants looking to grow within a reliable, accessible location.

	0.5 km	1 km	1.5 km
Population (2024)	7,702	24,650	55,937
Population (2029)	8,383	26,396	62,167
Projected Annual Growth (2024-2029)	1.71%	1.38%	2.13%
Median Age (2024)	48.30	43.00	39.70
Average Household Income (2024)	\$93,534	\$102,663	\$106,706
Average Persons Per Household (2024)	3	3	3



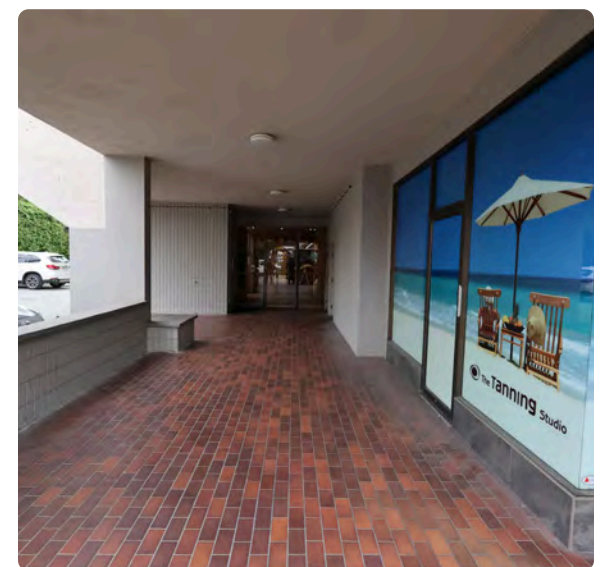
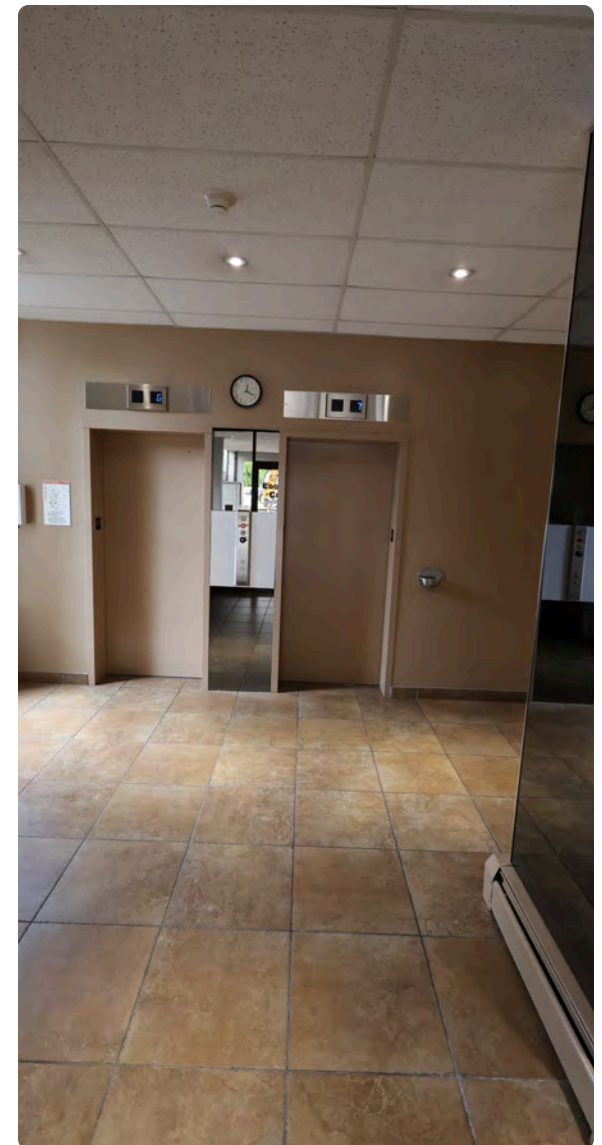
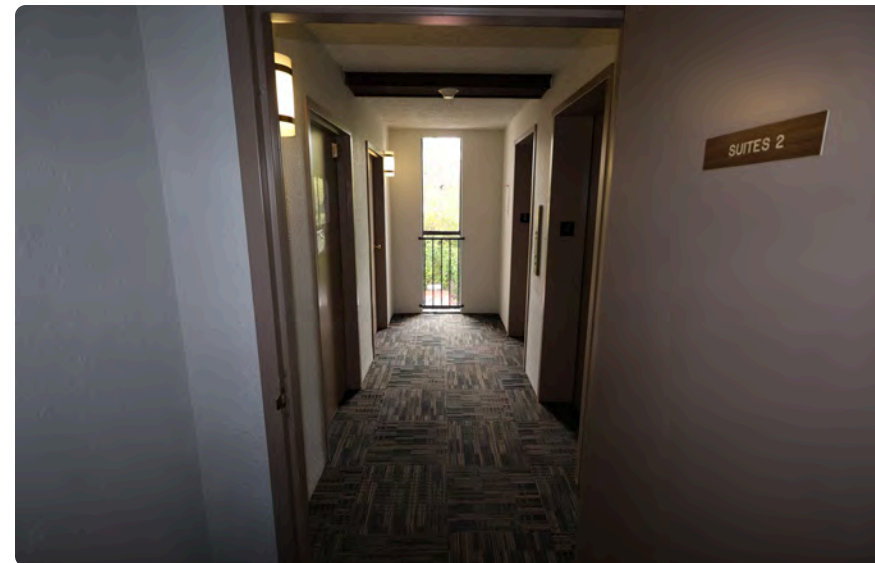
Photos



Photos



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