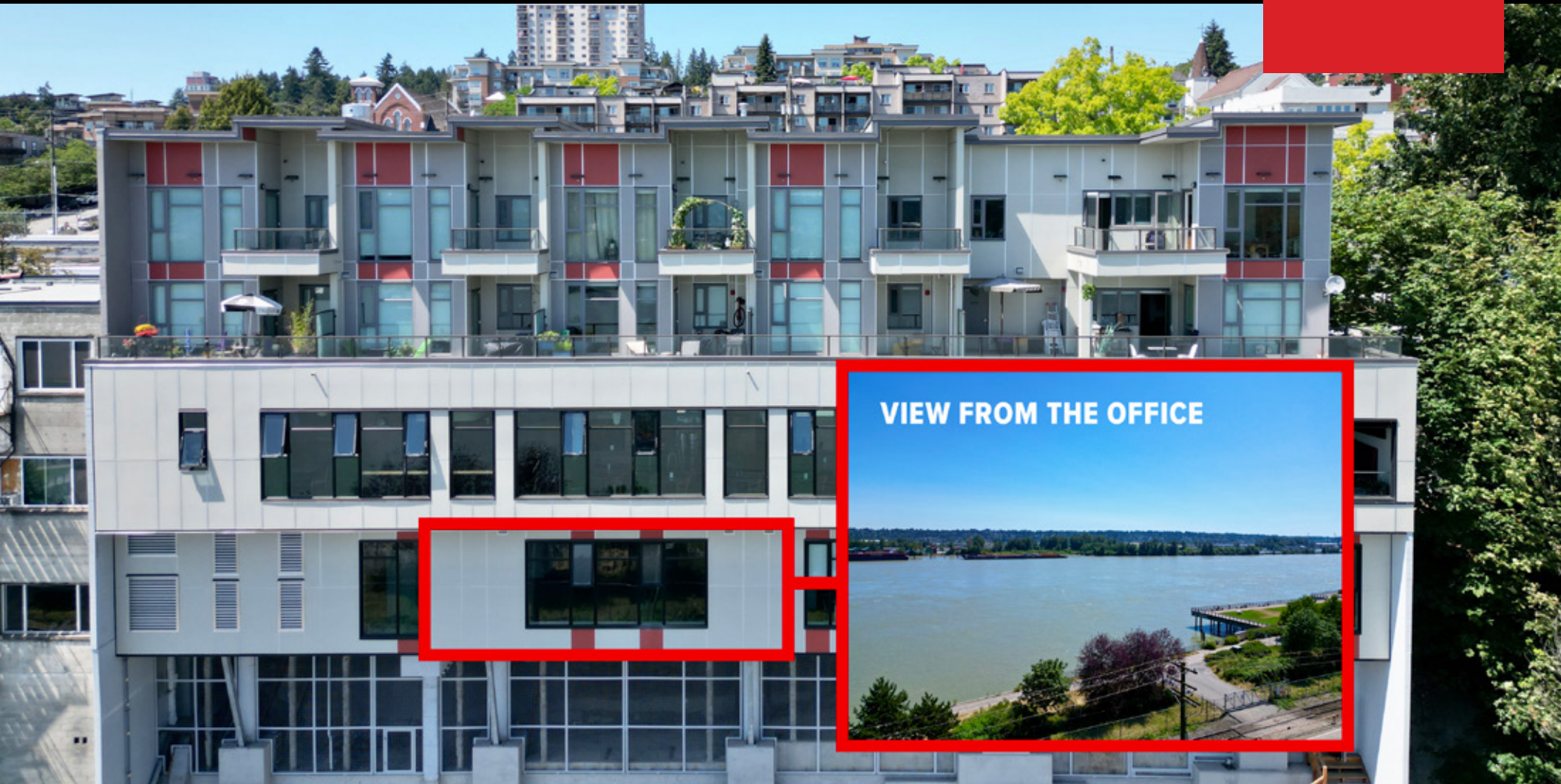


**102 - 250 COLUMBIA STREET, NEW WESTMINSTER**  
OPEN LAYOUT OFFICE SPACE WITH WATER VIEWS

**FOR  
LEASE**



**WILLIAM | WRIGHT**

**NATHAN ARMOUR**  
PERSONAL REAL ESTATE CORPORATION  
nathan@williamwright.ca  
604.545.0636

**LIAM MARCH**  
liam.march@williamwright.ca  
604.545.0636





## OVERVIEW

Opportunity to lease 1,200 sq. ft. of improved second-floor office space with excellent ceiling height, plenty of natural light, and stunning views of Westminster Pier Park and the Fraser River. The interior features a modern clean design with new flooring and paint, large windows, and open space. This property is located a few blocks away from the Columbia Skytrain Station. Surrounded by residential high-rises, financial institutions, restaurants, and shopping, it is ideal for businesses seeking visibility and accessibility.

## SALIENT FACTS

<b>Size</b>	± 1,200 SF
<b>Monthly Rent</b>	\$3,885.00 + GST
<b>Zoning</b>	C-4
<b>Zoning Usages</b>	<ul style="list-style-type: none"> <li>• Business and professional offices</li> <li>• Animal grooming and daycare facilities</li> <li>• Commercial schools</li> <li>• Jewelry manufacturing</li> </ul>



## VIEW FROM THE OFFICE



### OPEN LAYOUT

An abundance of natural light



### 13FT. CEILING HEIGHT

Spacious interior and open atmosphere



### 18FT. WINDOW EXPOSURE

Stunning views of Westminster Pier Park and the Fraser River



### HIGH FOOT AND VEHICLE TRAFFIC

Established traffic on Columbia Street



### CENTRAL LOCATION & TRANSIT FRIENDLY

Just footsteps away from the Columbia Skytrain Station, ensuring easy accessibility for employees and clients







## LOCATION

Located in Downtown New Westminster, an eclectic and vibrant neighborhood within the lower mainland, this location offers easy access to shops, restaurants, theatres, parks, and rapid transit. Its central location and comprehensive transportation network provide convenient connections to Metro Vancouver. Major road routes such as 12th Street/ Kingsway, Canada Way, and Marine Way link to Burnaby and Vancouver. The New Westminster Skytrain station also facilitates quick access to Downtown Vancouver, Burnaby, the Tri-Cities, and Surrey, solidifying New West as a central hub.

## CONTACT LISTING AGENTS

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