

FOR LEASE | HISTORIC "BEGBIE COURT" OFFICE SPACE
668 CARNARVON STREET
NEW WESTMINSTER, BC

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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CELEBRATING OVER
 **50**
YEARS IN VANCOUVER

FOR LEASE | HISTORIC "BEGBIE COURT" OFFICE SPACE

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NEW WESTMINSTER, BC

Available Space

Unit 102 – 1,576 SF

Base Rent

\$18.00 PSF (net) per annum

Additional Rent (2025 Estimate)

\$18.63 PSF per annum*

**Additional rent includes utilities, taxes, and nightly janitorial services Monday to Friday.*

Availability

Immediate

Parking

- ▶ One on-site surface level parking stall available at \$125 per month
- ▶ Monthly parking available within a 4-minute walk at \$110 per month (Impark)

Property Highlights

- ▶ Heritage-registered building located directly across from the new Law Courts
- ▶ Tenant uses within the building include law firms and government branches
- ▶ Easily accessible with direct access to major bus routes
- ▶ 5-minute walk to both New Westminster and Columbia SkyTrain stations
- ▶ 5-minute walk to major banks, restaurants, shopping and amenities

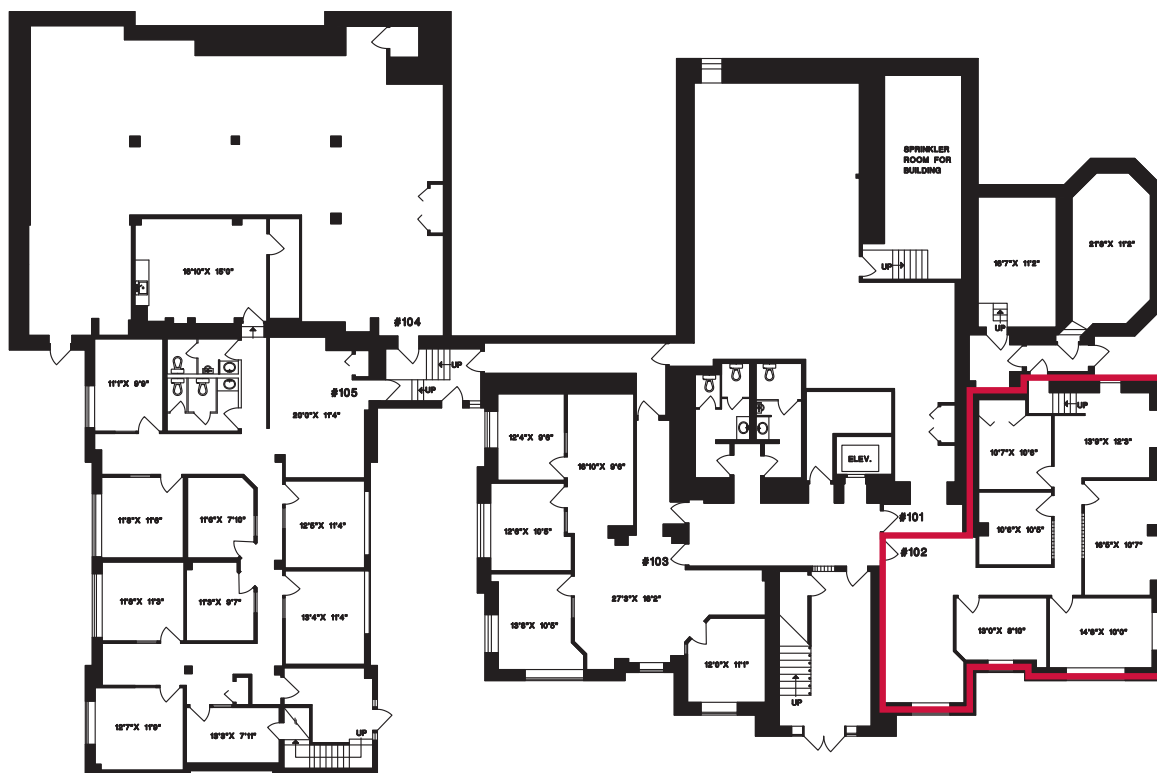
Location

New Westminster, once the capital of British Columbia, is located at the geographic centre of the Greater Vancouver Regional District. It is bordered by the Fraser River (Surrey) to the south, Burnaby to the northwest, and Coquitlam to the east. New Westminster has seen significant population growth in recent years, and is now home to 70,100 residents and houses over 1.3 million square feet of office space.

Subject Property

Built in 1890, Begbie Court was the original courthouse for New Westminster, and is valued as one of the most significant institutional projects within the City. The distinctive three-storey red brick and stone Romanesque Revival building is symbolic for being the centre point of the City when it was named the first capital of BC and a prominent commercial centre within the Fraser Valley.

FIRST FLOOR LEASING PLAN



Travel Time Map



Demographics	1 km	3 km	5 km
Population	26,716	104,096	260,412
Daytime Population	22,698	88,801	227,367
Top 3 Languages Spoken	English, Mandarin, Portuguese	English, Punjabi, Mandarin	English, Punjabi, Mandarin
Top 3 Occupation Fields in the Labour Force	Management, Business, Science	Management, Business, Science	Management, Business, Science
Median Age	37.8	39.1	37.8
Average Household Income	\$104,502	\$118,046	\$116,348
Certificate, Diploma, or Degree Attained	10,008	31,876	74,618
Own vs. Rent	46.6% / 53.4%	53.5% / 46.5%	56.2% / 43.8%

Source: Environics Analytics Estimate 2024



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