

280 - 522 SEVENTH STREET, NEW WESTMINSTER
TURN KEY PROFESSIONAL OFFICE UNIT

**FOR
SUBLEASE**



WILLIAM | WRIGHT

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SUBJECT PROPERTY



Turn Key Professional Office Unit



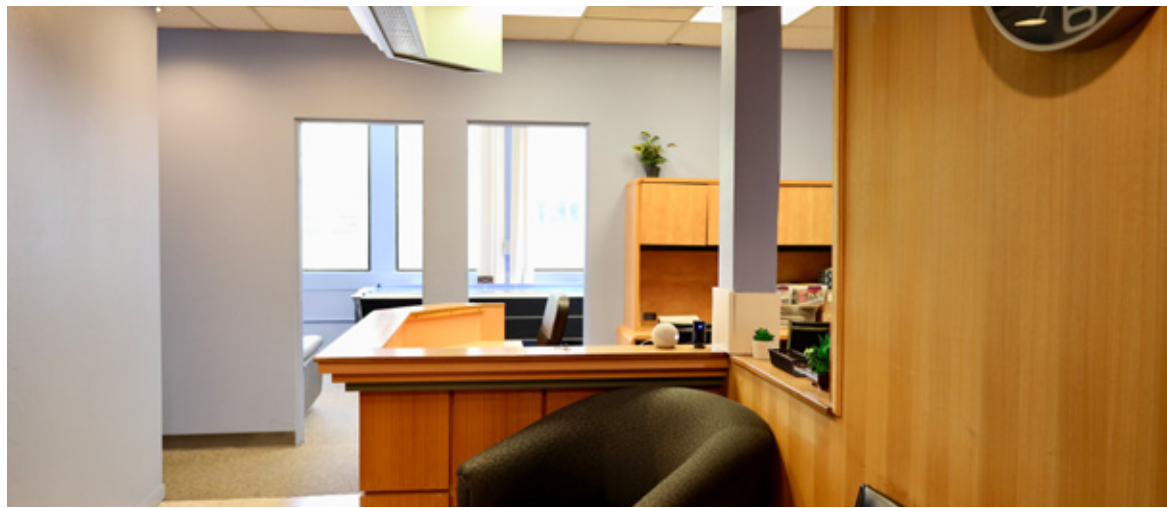
Central Location



Plenty of natural light



On-site parking is available at the rear

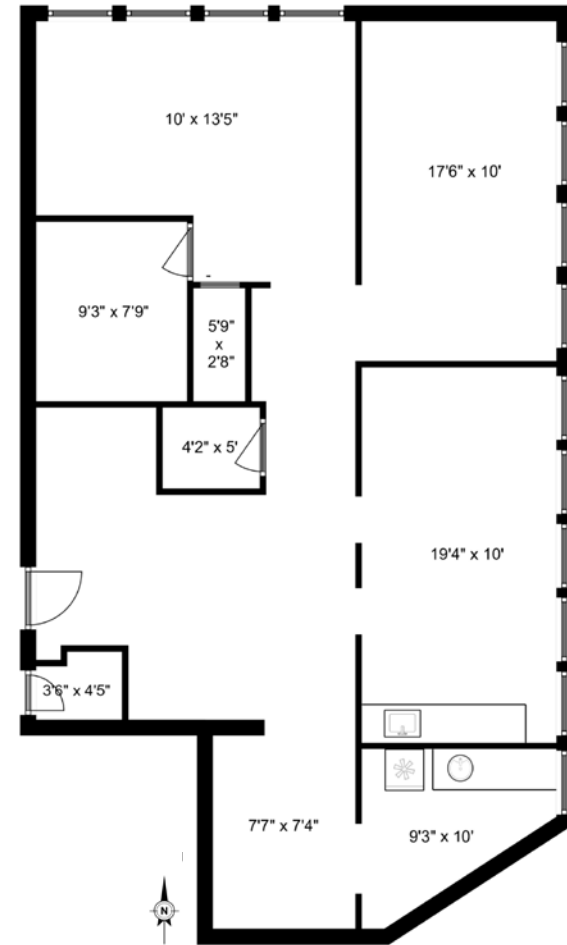


Overview

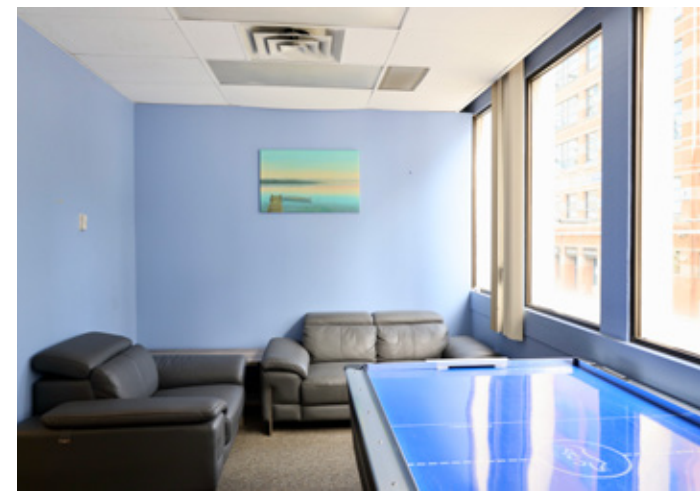
Opportunity to sublease 1,358 sq. ft. of office in the Uptown Neighbourhood of New Westminster, a city known for its own distinctive heritage character and close vibrant community. The office features a waiting/reception area, four office rooms, a boardroom, and a kitchenette. 522 Seventh Street is a perfect location for a variety of businesses and services as the location is well-served by public transportation and has many popular restaurants and amenities in the immediate vicinity.

Salient Facts

Size	± 1,358 SQFT
Zoning	C3
Basic Rent	\$22.00/FT
Additional Rent	\$16.00/FT
Monthly Rent	\$4,300.00 + GST
Lease Expiry	September 20, 2027



Sizes are approximate and based on architectural measurements.





SUBJECT PROPERTY DISTANCES	
ROYAL CITY CENTRE	2 MIN DRIVE
METROPOLIS AT METROTOWN	18 MIN DRIVE
YVR AIRPORT	33 MIN DRIVE
DOWNTOWN VANCOUVER	40 MIN DRIVE

Location & Transit

New Westminister's Uptown area is located within walking distance from the nearest rapid transit station and provides local residents with ample commercial amenities and a strong sense of community. Designed in more of a "high street" fashion with a number of local tenants and the focal point of Royal City Centre, local residents can enjoy a pedestrian-oriented lifestyle. Area tenants include: Walmart, Save-On- Foods, Shoppers Drug Mart, White Spot, Tim Hortons, Royal Bank, CIBC, London Drugs, McDonald's, HSBC,

Starbucks, Vancity, Anytime Fitness, Dairy Queen, Dollarama, BMO and more. Integrated amenity base with retail, restaurant, financial services & recreational services within walking distance.

This location provides a high level of transit connectivity with direct links to multiple Skytrain stations, allowing for ease of access from Greater Vancouver and Fraser Valley communities.