



CBRE

OFFICE SPACE  
FOR LEASE

65 Richmond St.

NEW WESTMINSTER, BC

Parisian-inspired Freestanding Office Building

Recently renovated with high quality improvements




65 Richmond Street  
New Westminster, BC

# The Opportunities

Discover prime office space at 65 Richmond Street, New Westminster, BC, featuring two exceptional units: Unit 102 with 3,624 leasable SF and Unit 300 with 3,851 leasable SF. Each unit offers ample parking with 48 dedicated stalls, ensuring convenience for your team and clients. Located just 20 minutes from the Sapperton Expo Line stop, this property provides rapid transit access to the greater Vancouver area.

Enjoy nearby amenities including restaurants, cafes, and shopping, making it an ideal location for your business. Elevate your workspace at 65 Richmond Street—where accessibility meets opportunity!

 ~~UNIT 101~~ 3,624 Leasable SF **LEASED**  
**UNIT 300** - 3,851 Leasable SF

 **NET RENT**  
\$26.00 per SF

 **ADDITIONAL RENT**  
\$14.00 per SF (2025 estimate)

 **PARKING**  
48 parking stalls



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Modern offices with lots of windows and natural lights.

# Available Immediately

LOCATED IN NEW WESTMINSTER - METRO VANCOVER'S GEOGRAPHICAL CENTRE

VIEWS OF FRASER RIVER AND MOUNT BAKER

CLOSE PROXIMITY TO SAPPERTON SKYTRAIN STATION

PARK-LIKE SETTING



65 Richmond Street  
New Westminster, BC

# Unit 101

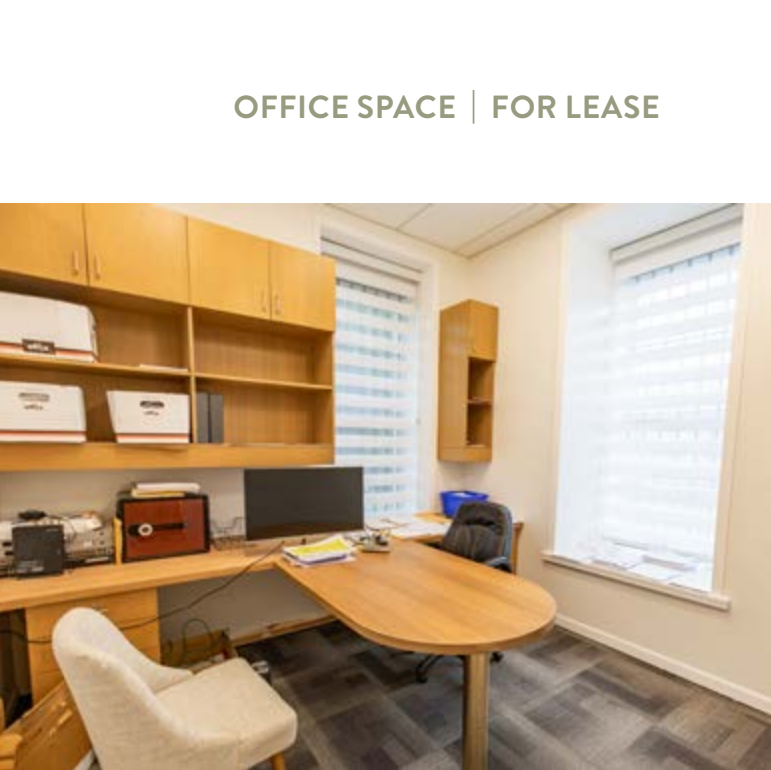
Floor plan not to scale



## SUITE FEATURES

- + Demisable to approx. 2,000 SF & 1,624 SF
- + Direct entrance on the west side
- + Reception area
- + 4 offices
- + 2 meeting rooms
- + Board room
- + Fireplace
- + Three private washrooms

Virtual Tour



OFFICE SPACE | FOR LEASE

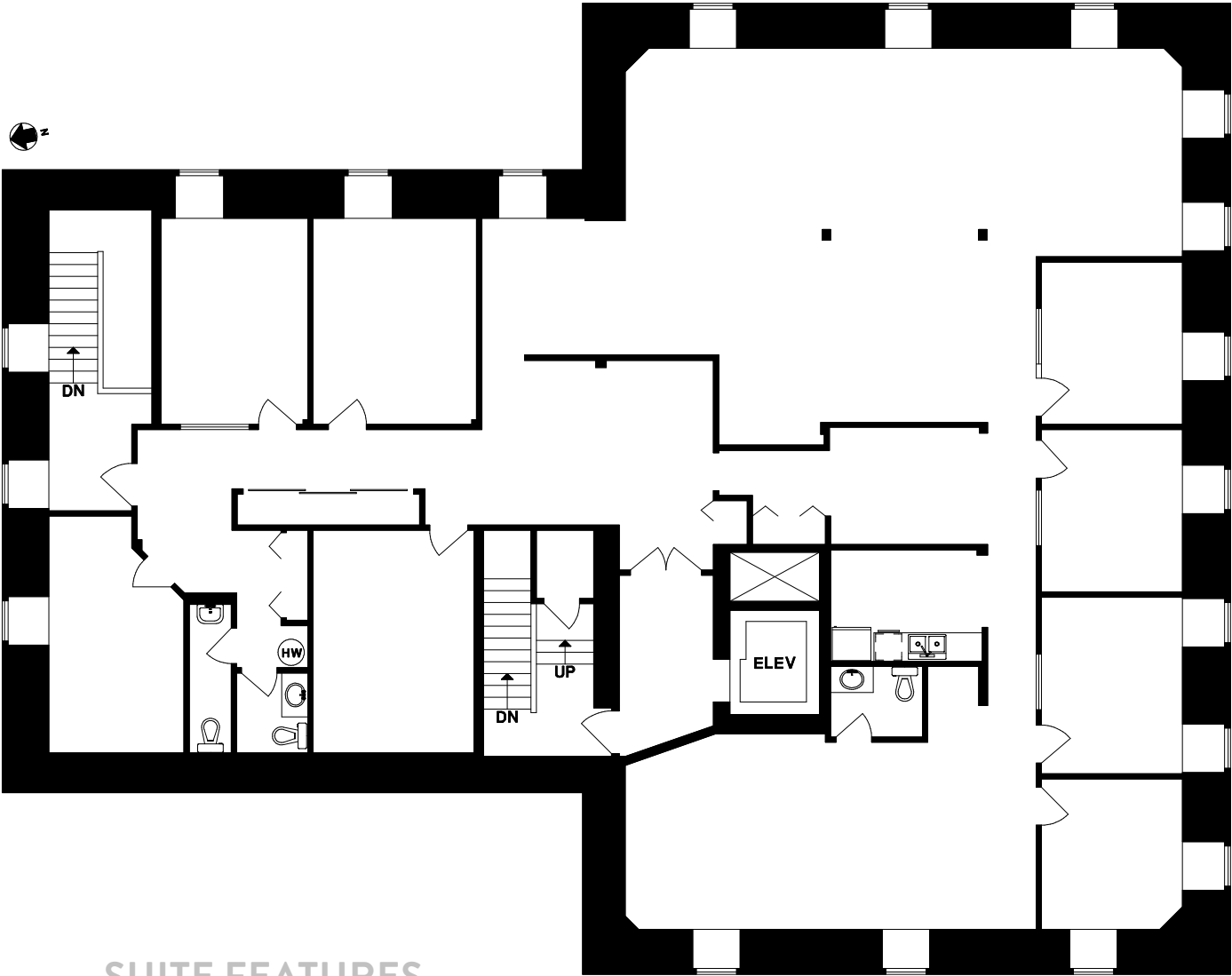


65 Richmond Street  
New Westminster, BC

# Unit 300

3,851 Leasable SF  
AVAILABLE IMMEDIATELY

Floor plan not to scale



OFFICE SPACE | FOR LEASE



## SUITE FEATURES

- + 7 offices
- + Skylights
- + Open area
- + 3 private washrooms
- + Kitchenette
- + Open area

Virtual Tour



# Location

**65 Richmond Street**  
New Westminster, BC

65 Richmond Street is located in New Westminster, British Columbia, a historic city situated along the Fraser River. This area features a blend of residential and commercial spaces, with nearby amenities including parks, shops, and restaurants.

The location is well-connected by public transit, making it convenient for commuting to Vancouver and surrounding areas. The neighborhood is characterized by its charming architecture and community-oriented atmosphere.



# CBRE

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