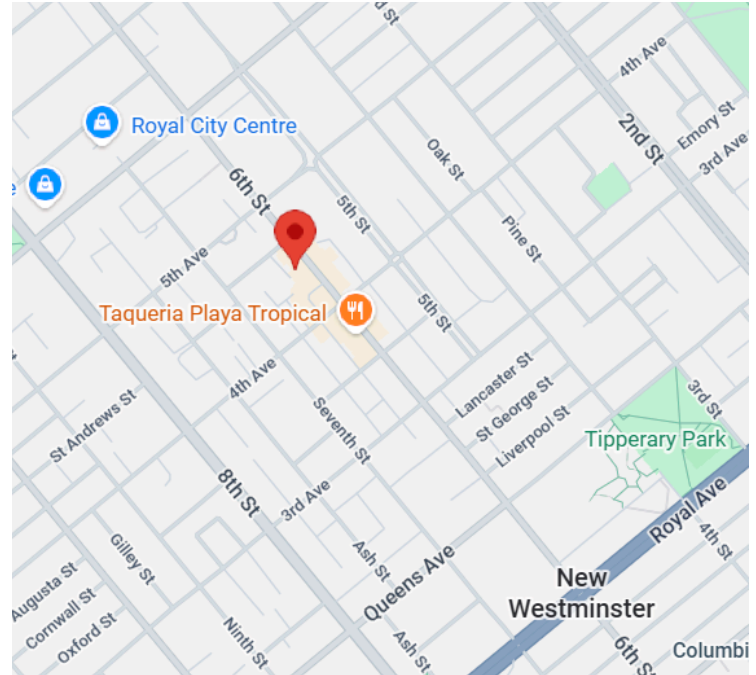


# FOR LEASE

Basement- 3,864 sq.ft.

## Flexible Fitness & Studio Space in Uptown New Westminster

IN THE HEART OF NEW WEST



## ABOUT PROPERTY

Custom Realty is pleased to present a flexible basement space for lease in the vibrant Uptown neighbourhood of New Westminster. **Ideal for fitness and studio uses such as yoga, Pilates, physio, Dance or martial arts**, the open layout allows for a variety of configurations. Conveniently located with easy access to transit, nearby amenities, and parking at the rear of the building, this is a great opportunity to establish your business in a high-demand area.

## PROPERTY DETAILS

**Basement:** 3,864 sqft., flexible open-concept with private offices.

**Zoning:** C-3 (C-3A)

**Parking:** Available at market rates

**Lease Rate:** \$23psf

**Operating Costs:** \$13.82 \*2024



[www.custom-realty.ca](http://www.custom-realty.ca)

**JOLENE FOREMAN**

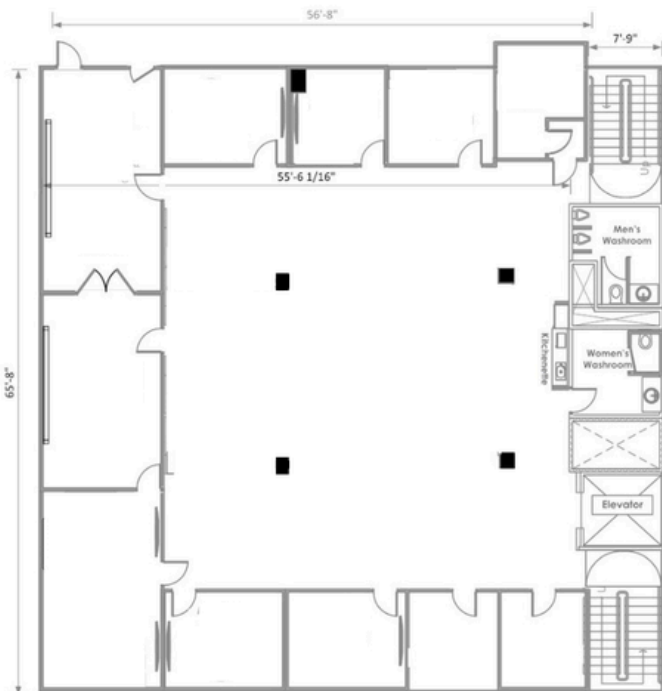
#410-145 Chadwick Court, North Vancouver, BC  
604-916-6345  
[office@custom-realty.ca](mailto:office@custom-realty.ca)

# Why This Space Works

- Open-concept layout ideal for flexible fitness and studio use.
- Private washrooms and kitchenette for convenience
- Elevator access with front entry points
- Bright space with natural light and large windows
- Excellent Uptown location with strong transit access
- Walk Score of 94 with amenities, restaurants, and shopping nearby
- Well-suited for wellness-focused businesses including dance studios, movement therapy, and community-based programs

## BASEMENT - 3,864 sq.ft.

Basement



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## More Pictures from the Building-



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