



Ground Level Space For Lease



Office/Retail Space for Lease

103-319 Governors Court, New Westminster
2,048 sq ft

For more information, please contact

Bobbi Crandall PREC* 778.773.5157

REALTOR®

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Executive Summary

LOCATION

Located in the historic Gatehouse Building on Governors Court in New Westminster, this heritage building provides plenty of onsite parking and is nestled in a quite residential neighborhood located above Columbia Street.

OPPORTUNITY

Currently demised into 2 units ability to open to 2,048 sqft.

- 103a - 834 sqft comprised of open floor plan high ceiling and lots of natural light.
- 103B—1,215 sqft with open floorplan with high ceilings, 2 washrooms and kitchenette area.

RATES

Base Rate \$35.00 psf per annum

Op Cost Rate \$22.00 psf per annum

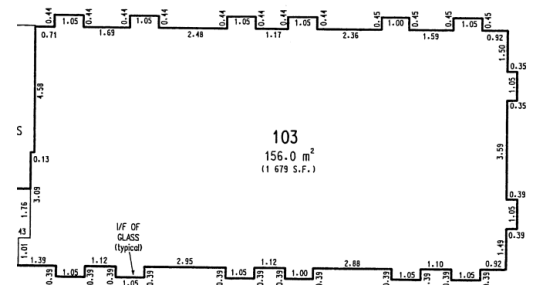
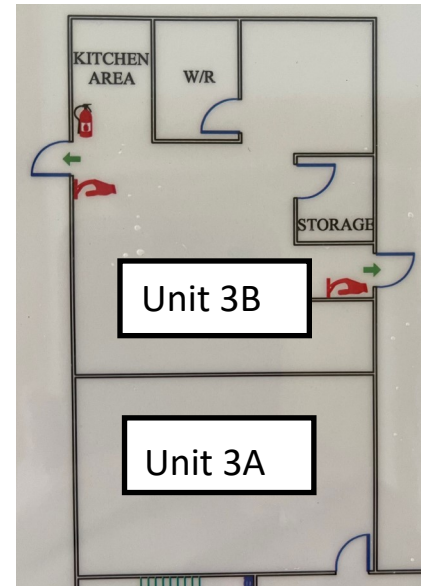
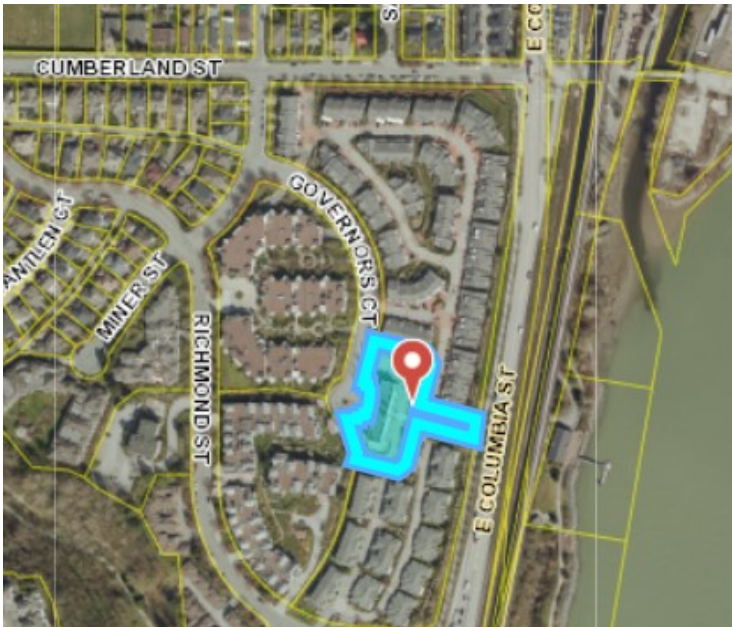
Total Rent

Unit 103A - \$3,961.50 + GST per month

Unit 103B - \$5,771.25 + GST per month

ZONING

C2 Community Commercial Districts—Ask Agent for further details



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Unit 103B



Unit 103A



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