



FOR LEASE



Second Floor Office Space

107– 773 Sixth Street, New Westminster
5,815 sq ft

For more information, please contact

Bobbi Crandall Personal Real Estate Corporation
778.773.5157

REALTOR®

E cbobbi@telus.net

W tullisrealty.com



This communication is not intended to cause or induce breach of an existing agency agreement. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advice, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice.

Executive Summary

LOCATION

The building is situated on a prominent site of Sixth Street near the 8th Avenue intersection. Surrounded by key transportation infrastructure and connections, the subject property is ideally positioned from an accessibility standpoint within the busy commercial area of uptown New Westminster.

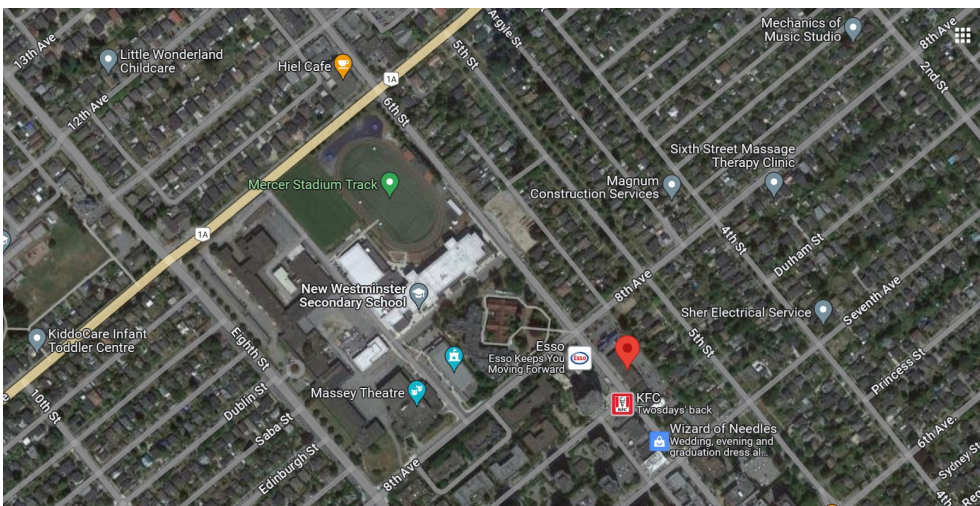
OPPORTUNITY

This 5,815 sqft unit is a second floor walk up has its own dedicated stairwells for clients/staff and has 19 offices, 2 washrooms, reception, kitchen and more open space.

RENT

Base Rate \$7.00 psf per annum
Op Cost Rate \$15.94 psf per annum
Total Rent \$11,116.34 + GST per month

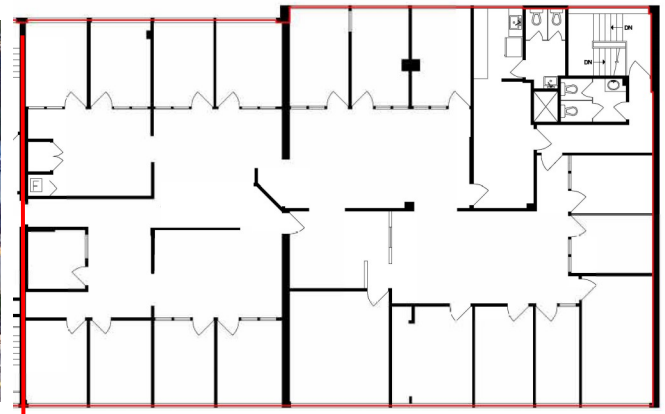
**Hydro is included*



ZONING

C2 Community Commercial Districts

This zone provides for a wide range of general commercial uses including mixed use commercial businesses. Ask Agent for further details.



Bobbi Crandall PREC*

778.773.5157

REALTOR®

E cbobbi@telus.net

W tullisrealty.com

