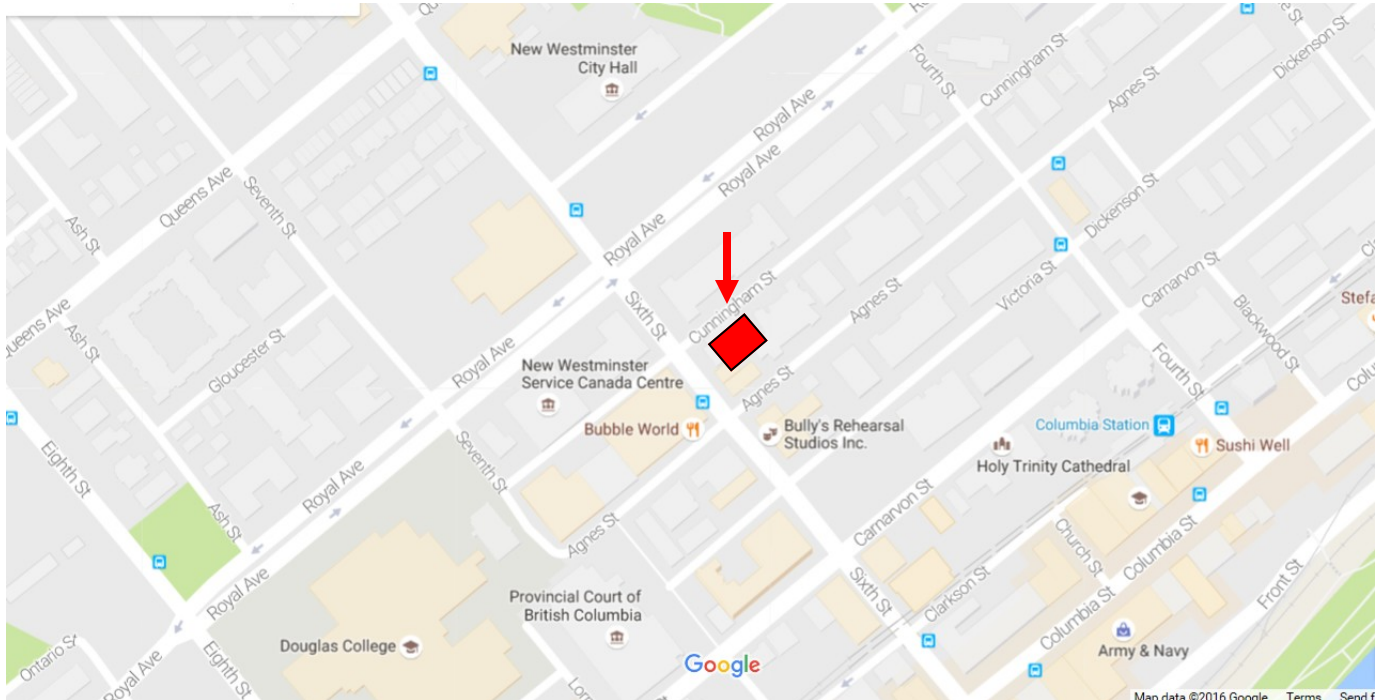


FOR LEASE

201—93 Sixth Street, New Westminster



Located on busy 6th Street in New Westminster, this well kept building offers parking, exposure and ease of access by car and transit. Exterior of building has been recently updated and is well maintained and professional.



FOR INFORMATION AND VIEWING CALL:
Bobbi Crandall | Macdonald Realty Ltd. | 604-931-5551
www.tullisrealty.com | cbobbi@telus.net

E&O: Although this information has been received from sources deemed to be reliable, we assume no responsibility for it's accuracy, and without offering advice, make this submission to prior lease or sale, change in price or terms and withdrawal without notice.

FOR LEASE

201—93 Sixth Street, New Westminster

LOCATION

Centrally located in New Westminster and in close vicinity to City Hall, Douglas College, Provincial Court House, and many other service providers and retailers. Close walking distance to both Columbia Street Sky Train Station and New Westminster Station.

OPPORTUNITY

5,802 sq ft unit consisting of multiple classrooms/offices, 4 washrooms, reception, private elevator and stairwell access. Can be combined with unit 102 for a total of 8,902 sq ft (via interior stairwell).

Underground gated parking available.

Unit 201

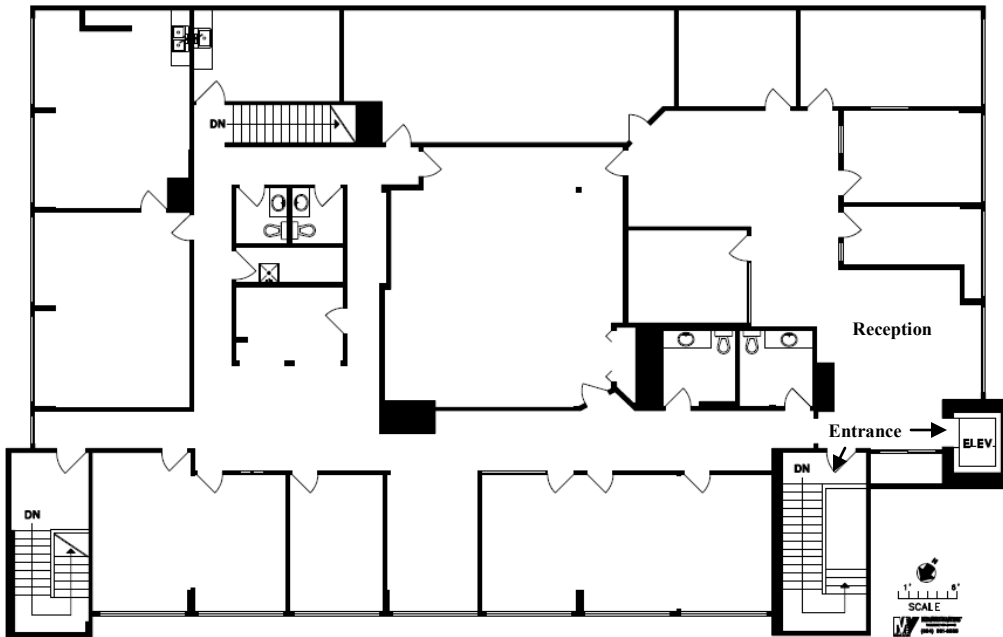
5,802 sq ft

Base Rent: \$12.00psf

Op Cost: \$7.00psf

Monthly Rent \$9,186.50

Zoning: C4 Central Business District



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