



For Lease



#120-East 28 Royal Avenue, New Westminster

SPECIAL RATE:
\$10.00 PER SQFT BASE RENT
\$12.00 PER SQFT ADDITIONAL RENT



For more information, please contact:

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Executive Summary

LOCATION

The Royal is centrally located next to the intersection of Royal Avenue and McBride Blvd. at the Pattullo Bridge off-ramp. New Westminster is rapidly growing with a 2011 population of 126,456.

THE SITE

This property is located in a very high density residential area. The neighbouring tenants include Snowy Village Ice Cream and Lonore Pizza.

BUILDING FEATURES

- Ample power
- Immediate access to 1200 residences (approx. 2400 residents)
- Underground parking available
- CD-40 zoning allowing flexible commercial uses

AVAILABILITY

Immediately

PRICING

\$10.00 per sqft Base Rent
\$12.00 per sqft Additional Rent

AVAILABLE SPACE

The last available unit at 28 East Royal.
902 sqft usable, 969 sqft rentable.

MANAGEMENT FEE

7% of base rent

