



FOR LEASE



Second Floor Office Spaces

105—773 Sixth Street
New Westminster
1,203 sq ft

For more information, please contact

Bobbi Crandall Personal Real Estate Corporation

778.773.5157

REALTOR®

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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

Offices located in a second floor walk up with shared washrooms. Ability to expand some units.

RENT

Base Rate \$17.00 psf per annum

Op Cost Rate \$15.94 psf per annum

*Hydro is included

ZONING

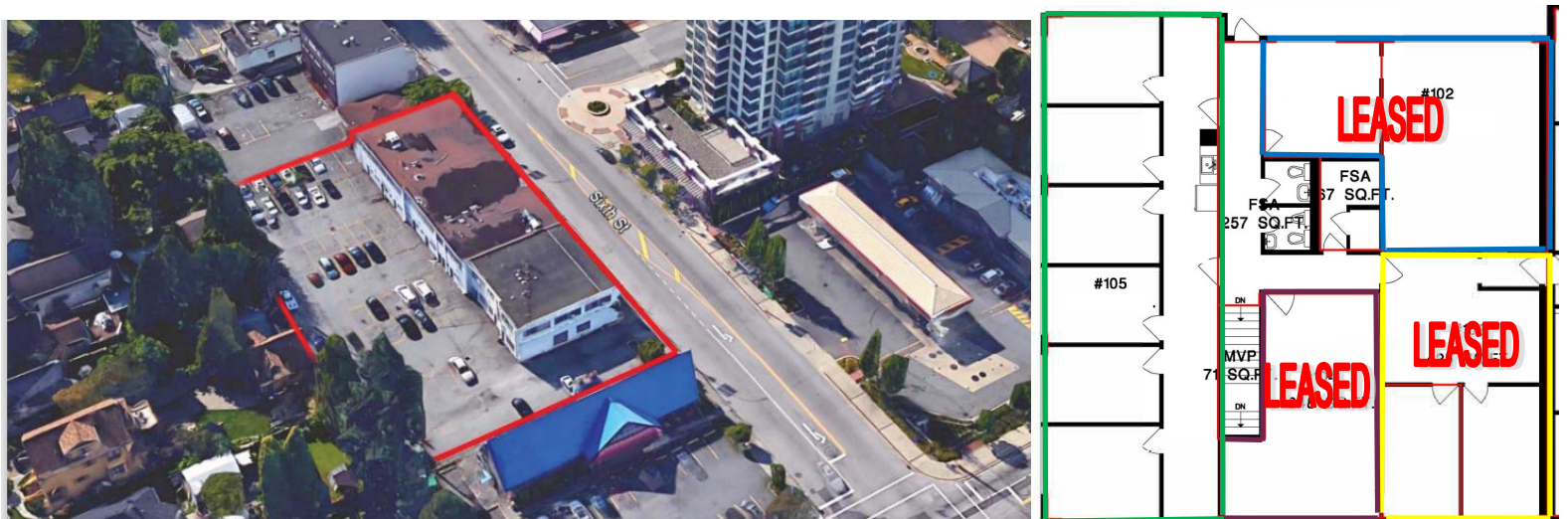
C2 Community Commercial Districts

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

AVAILABILITY

Unit 105 Approx 1,203sqft; 6 private offices with small wetbar area

\$3,302.24 per month plus GST



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