



# FOR LEASE

107 - 773 Sixth Street, New Westminster



## SECOND FLOOR OFFICE SPACE

For more information, please contact

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# OFFICE FOR LEASE

## Executive Summary

### LOCATION

This 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 and has its own dedicated stairwells for clients and staff with 19 offices, 2 washrooms, reception, kitchen and more open space.

### DETAILS

#### RENT:

Base Rent \$11.50 per sqft per annum

Est. Additional Rent \$14.85 per sqft per annum

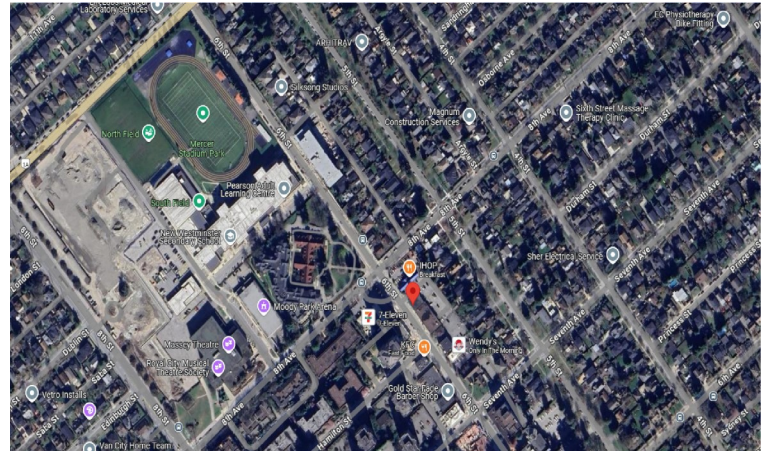
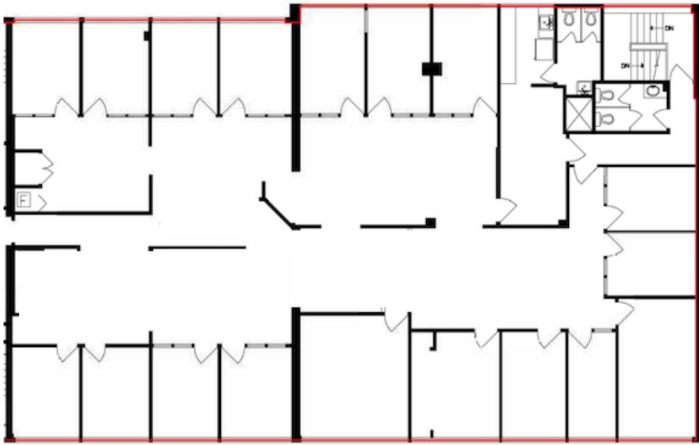
Monthly Rent \$12,768.77 per month (plus GST)\*

\* rent includes hydro

#### ZONING:

C-2 Community Commercial Districts

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



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