

# OFFICE FOR LEASE

*Columbia Square Plaza*

*1065 Columbia Street, New Westminster, B.C.*

## 5,470 SF

## FULLY BUILT OUT OFFICE SPACE



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**Marcus & Millichap**

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## DEVELOPMENT

Fully built-out second floor office space located in the highly active Columbia Square Plaza in the heart of New Westminster. The premises are currently tenanted by the Ministry of Children and Family Development and benefit from excellent accessibility, just a short walk to New Westminster SkyTrain Station. Columbia Square Plaza is a well-established retail and service hub featuring major tenants including Save-On-Foods, TD Canada Trust, BC Liquor Store, Starbucks, Boston Pizza, and Pharmasave, and offers ample secured gated and surface parking for tenants and visitors.

## SALIENT DETAILS

**Size:** 5,470 SF

**Unit:** 201

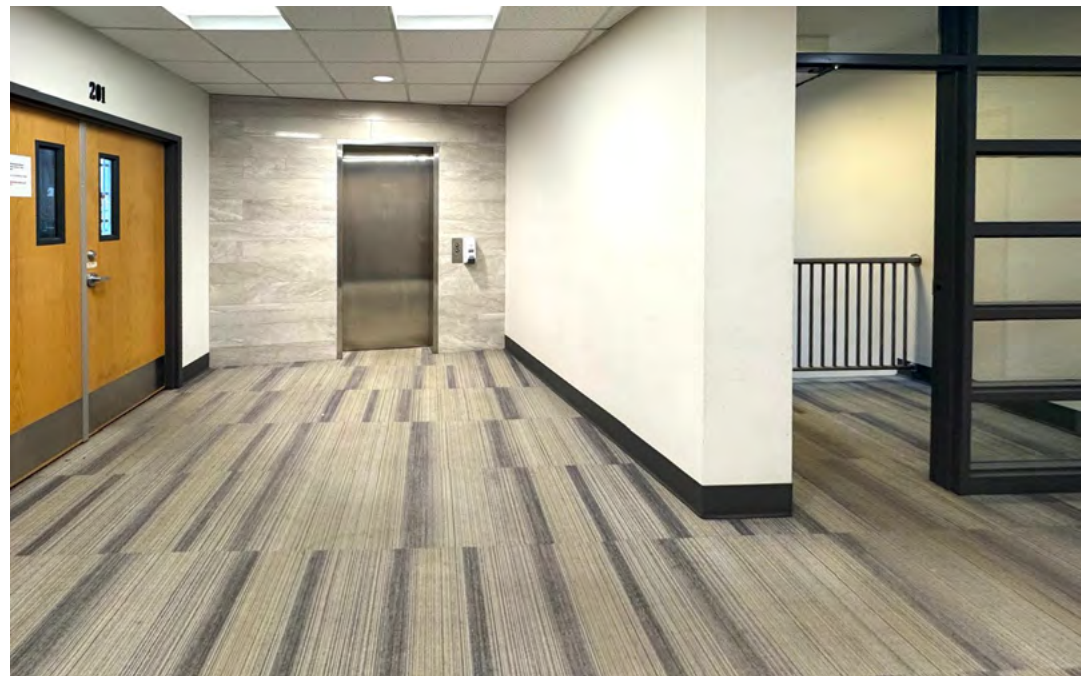
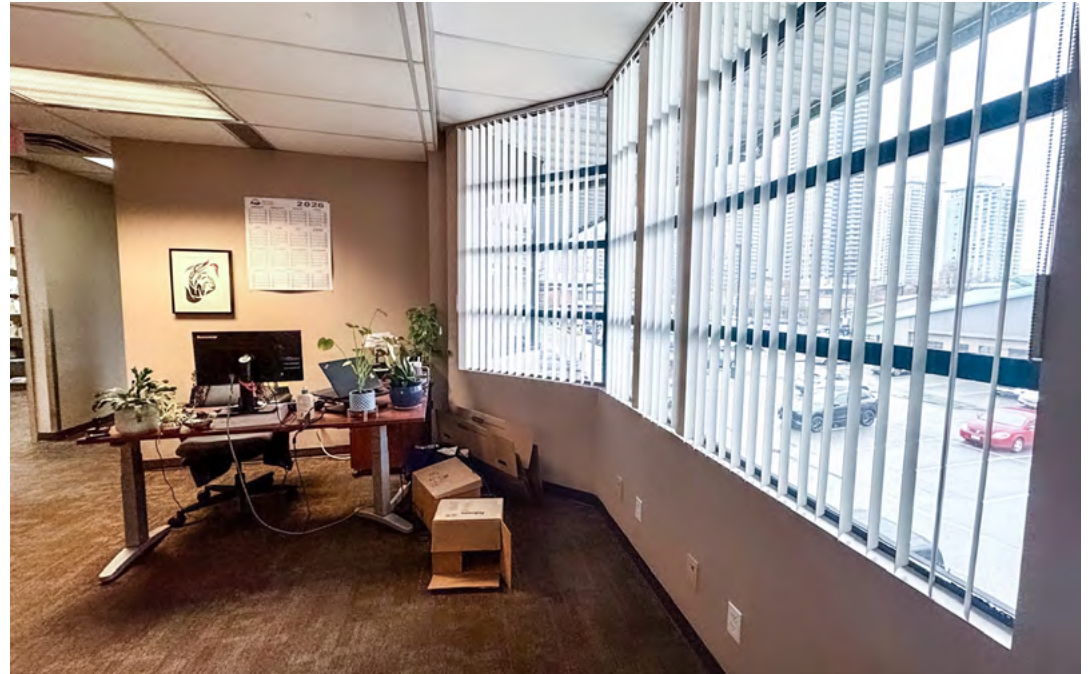
**Available:** June 1st, 2026

**Net Rent:** Contact Listing Agents

**Additional Rent:** \$21.17 psf (2026 ext.) + admin fee

**Parking:** Gated stalls at market rates + surface stalls on a FCFS basis

**Build Out:** 8 internal offices, 16 external offices, 2 kitchenettes, lunch room, filing room, boardroom, open working area, in suite washrooms, and a large reception



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## HIGHLIGHTS



Services a population of 96,785 people within a 3km radius, projected to grow another 6.2% by 2025



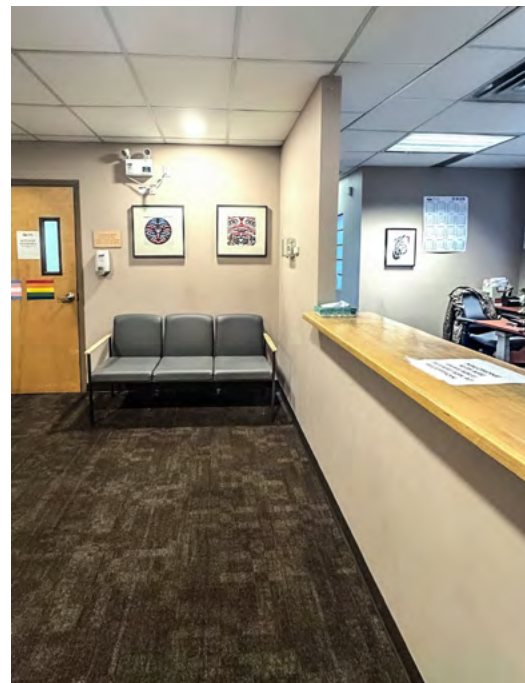
1,027 feet of frontage along Columbia Street, with total daily traffic counts over 40,000



High visibility along Columbia Street and Royal Avenue



High growth, under-served area of New Westminster



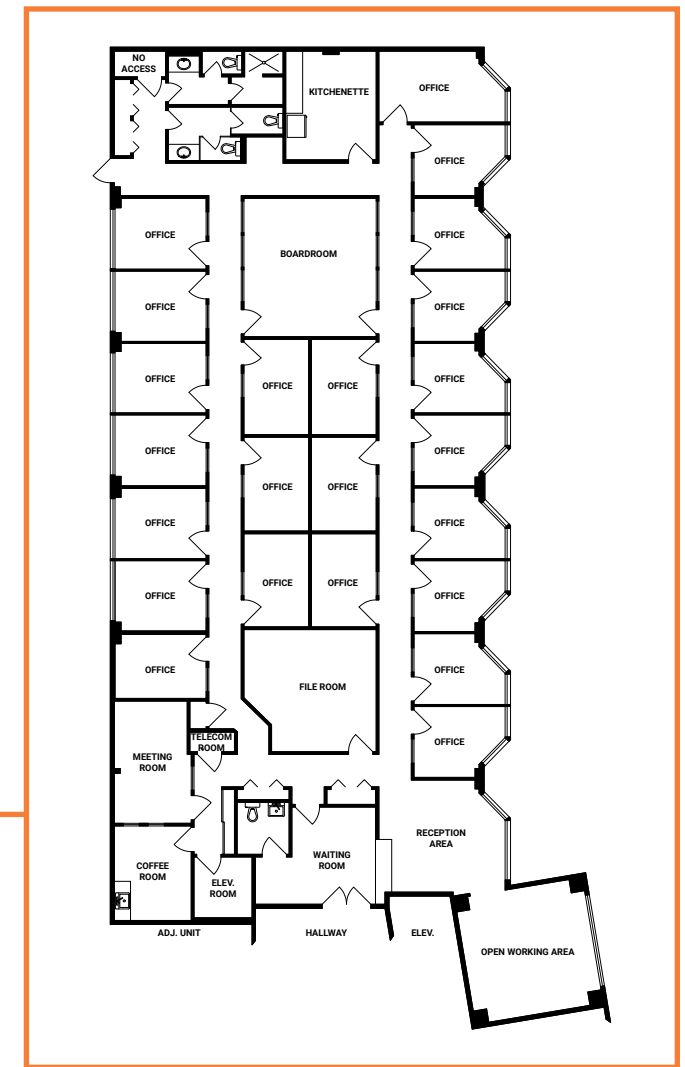
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## SITE PLAN



## FLOOR PLAN - 2ND FLOOR



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## AREA DEMOGRAPHICS

2024 Demographics	1 KM	3 KM	5 KM
Average Household Income	\$105,223	\$117,509	\$118,256
Total Population	2024 - 27,770 2029 - 32,866	2024 - 106,953 2029 - 118,110	2024 - 255,783 2029 - 276,660
Total Households	2024 - 13,394 2029 - 15,680	2024 - 41,783 2029 - 45,993	2024 - 91,217 2029 - 98,282
Population Growth 2024-2029	18.40%	10.40%	8.20%



# Marcus & Millichap

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