



625 5th Avenue

New Westminster, BC

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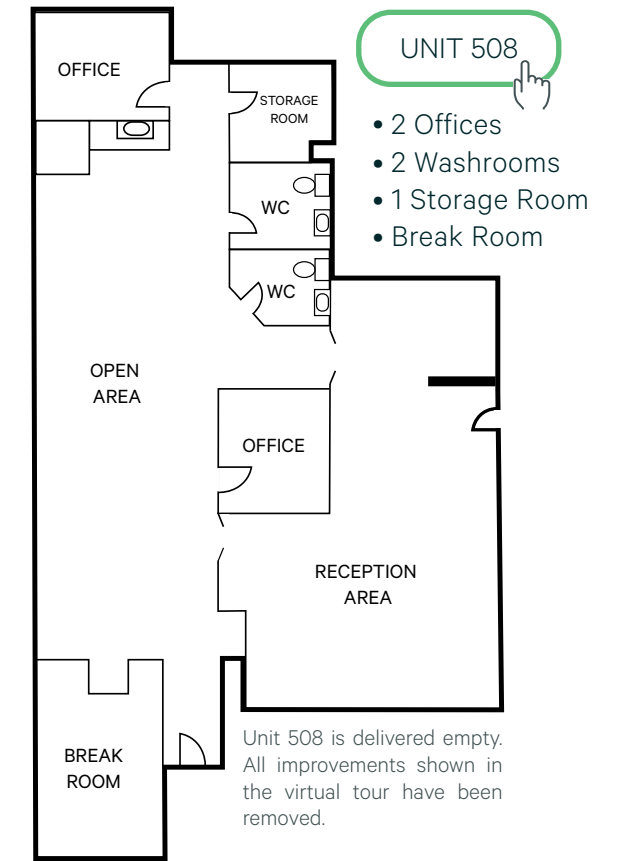
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Office Space | For Lease

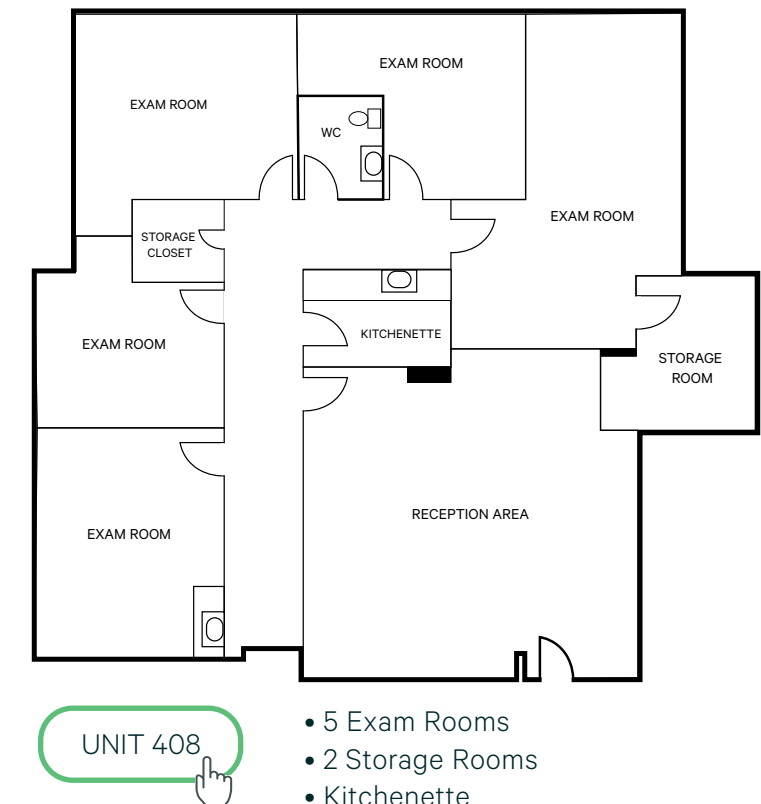
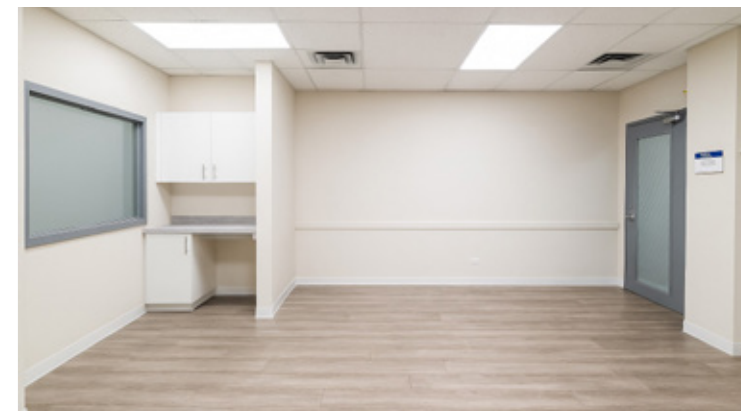
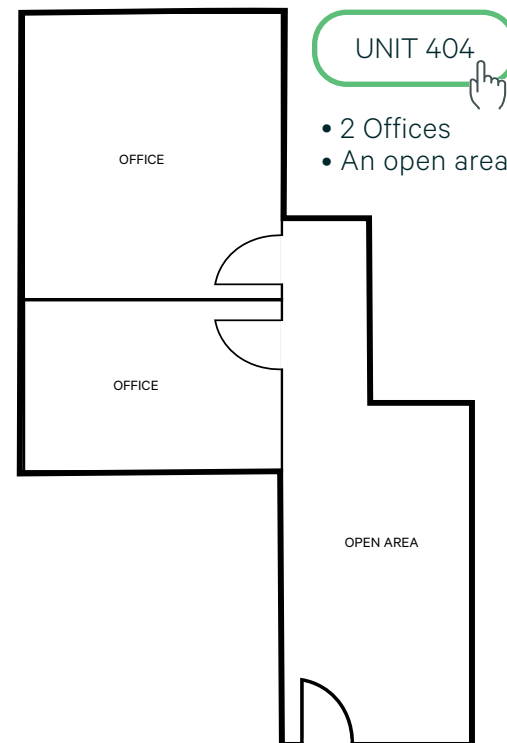
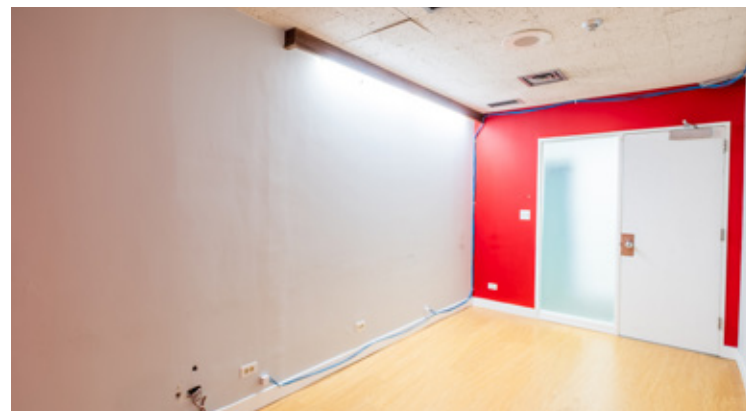
625 5th Avenue
New Westminster, BC

Featuring modern infrastructure, adaptable layouts, and excellent transit access, 625 5th Avenue is ideal for medical, research, or innovative businesses seeking functionality and convenience in a thriving community.

- Available Area:** Unit 404 - 527 SF
Unit 408 - 1,392 SF
Unit 508 - 2,347 SF
- Asking Net Rent:** Contact Listing Agent
- Additional Rent:** \$17.57 per sq. ft (2026 est.) includes utilities and janitorial
- Available:** Immediately
- Building Hours:** Monday - Friday: 6 AM to 6 PM
Saturday: 6 AM to 6 PM
Sunday: Closed
- Parking***
Random: Belmont Surface Lot: \$75.00
Seventh Street: \$66.11
- Reserved:** Belmont Surface: \$150.00
Seventh Street: \$99.17
Seventh Street: \$82.64 (M-F, 6am-6pm)



Floor plans are based on Matterport data and may contain minor inaccuracies. It is intended for illustrative purposes only.



*Seventh Street is indoor parking; Belmont is surface parking.

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Thriving Business Hub

Uptown is home to medical, legal, and professional services, creating strong referral networks.



Parking

Surface & underground lots managed by Impark with no lease restrictions.



Central Connectivity

18-minute walk to New Westminster SkyTrain Station
Multiple bus routes within 2-minute walk (101, 106, 123, 155)



Convenient Parking Locations

Belmont surface lot & Seventh underground lot

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