

VALUE



PROPERTY  
GROUP

# FOR LEASE

500 – 628 SIXTH AVENUE  
NEW WESTMINSTER, BC



Value Property Group  
(604) 606-7016  
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SCAN ME

400 – 1245 W. Broadway  
Vancouver, BC V6H 1G7  
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# FOR LEASE

500 – 628 Sixth Avenue  
New Westminster, BC

## OPPORTUNITY:

The Royal Bank Building is centrally located on the corner of Sixth Avenue and Seventh Street in the heart of Uptown New Westminster. This high profile “A” class office building provides card access security, surface and underground parking and fiber optic capability. The Building is located in close proximity to major bus routes with direct links to the Sky train stations and across the street from Royal City Centre mall.

## HIGHLIGHTS:

- Newly renovated offices with a great layout
- Turn key school space (assembly use)
- Private & common bathrooms
- Two kitchen areas
- Two (2) parking stalls per 1,000 sq. ft.
- C-3 zoning
- 8,620 square feet

## LEASE RATE:

Please call for lease rate.

## TAXES & OPERATING COSTS (2026)\*:

Property Taxes: \$6.69/sq. ft.\*

Common Area Maintenance: \$12.53/sq. ft.\*

(\*excludes management fee)



Note: The landlord has provided this information as a courtesy only and assumes no liability for its accuracy. All figures should be verified before relying on them. Rates subject to change.

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