



ANVIL CENTRE OFFICE TOWER

NEW WESTMINSTER



11 8th St, New Westminster, BC V3M 3N7, Canada



A Smarter Business Address





A Workplace with Perspective

Anvil Centre Office Tower rises above the ordinary with floor-to-ceiling windows, efficient layouts and sweeping views of the Fraser River from every level. In the heart of downtown New Westminister, steps from the New Westminister SkyTrain Station and daily amenities, this is a workspace designed to keep teams inspired and business moving forward.

Property Highlights

139,006 TOTAL SF

CONNECTED TO THE ANVIL CENTRE



EXPANSIVE & FLEXIBLE
FLOORPLANS



PANORAMIC
VIEWS

- ▶ Directly adjacent to the New Westminster SkyTrain Station
- ▶ Convenient walkability to dining, retail, parks, and local attractions
- ▶ Modern amenities include panoramic views of Fraser River, a rooftop terrace, state-of-the-art conference center, and bicycle parking

SUITE 1101 | 4,944 SF
AVAILABLE: DECEMBER 1, 2026

Asking Rate: Contact Broker
Operating Costs & Property Taxes (2025 est.): \$15.38
(management fee excluded) psf per annum

- Reception and data room
- Kitchen and staff lounge
- 7 private offices and 7 open offices
- 1 large boardroom and 1 medium boardroom



SUITE 1101



Available Office Suites

Designed with Intention

Everything you need is built into the experience at Anvil Centre. From smart layouts to thoughtful touches, this dynamic workplace is designed to keep you clear-headed, in motion, and a step ahead throughout the day.

- ▶ Efficient, column-free floorplates
- ▶ 9 ft. floor-to-ceiling windows with Fraser River views
- ▶ Rooftop terrace
- ▶ Secure underground parking
- ▶ Showers and locker facilities
- ▶ Secure bike storage
- ▶ Convenient access to Anvil Centre
- ▶ Ground-floor retail space
- ▶ Keyless card access
- ▶ Access to the City of New Westminister's BridgeNet dark fibre network





At the Edge of it All

Whether you're walking, driving, or taking transit, getting to Anvil Centre is easy. The building is centrally located in downtown New Westminster, steps from the SkyTrain and surrounded by restaurants, bars, coffee shops, and waterfront trails. From the daily commute to a quick lunch break or post-work meetup, the location delivers convenience in every direction.

WALK SCORE: 95 TRANSIT SCORE: 82

FRASER RIVER

DRIVE TIMES

11 MIN	17 MIN	23 MIN	40 MIN
Surrey	Burnaby	Vancouver International Airport	Downtown Vancouver





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