



---

# NOW LEASING BUILDING 7

---

274 NELSON'S COURT, NEW WESTMINSTER, BC

---

## Lease Premium Office Space at Brewery District,

a vibrant, amenity rich community located  
across from the Sapperton SkyTrain Station.

---

Matt Walker  
Principal  
604.647.5074  
[matt.walker@avisonyoung.com](mailto:matt.walker@avisonyoung.com)

Josh Sookero\*  
Principal  
604.647.5091  
[josh.sookero@avisonyoung.com](mailto:josh.sookero@avisonyoung.com)  
\*Josh Sookero Personal Real Estate Corporation

Nicolas Bilodeau  
Senior Vice President  
604.647.1336  
[nicolas.bilodeau@avisonyoung.com](mailto:nicolas.bilodeau@avisonyoung.com)



# OVERVIEW

## BREWERY DISTRICT

### Immerse your business in a vibrant community

Brewery District is a visionary urban community with a mix of residential high-rises, retail shops, and office space.

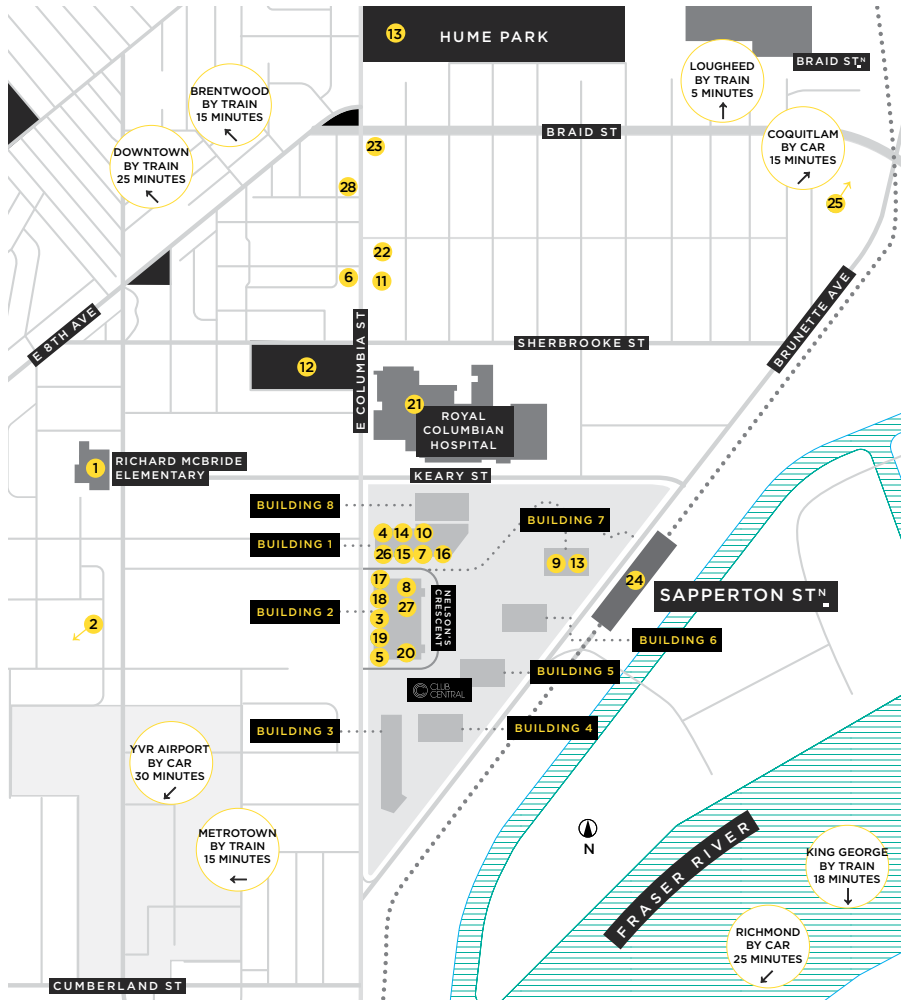
Located in the geographic center of Metro Vancouver, Brewery District provides quick, efficient access to virtually all neighboring municipalities.

A bright SkyTrain arrivals area, public plazas, greenways, view decks, beautiful cycling paths, and a central community green space create a vibrant gathering place.



LOCATION + AMENITIES

# The Neighbourhood



## HOSPITAL EXPANSION

Royal Columbian Hospital is undergoing a three phase redevelopment as one of the largest government funded capital healthcare projects in B.C.'s history with an estimated \$1.35 BILLION contribution from the province.

### EDUCATION

- 1 Richard McBride Elementary School
- 2 New Westminster Secondary School

### RESTAURANTS

- 3 Quesada Burritos & Tacos
- 4 Browns Socialhouse
- 5 Take Five Café
- 6 Starbucks
- 7 Noodlebox
- 8 Steve's Poke Bar
- 9 Captain's Oven Pizza
- 10 BAK'D Cookies

### RECREATION

- 11 Move Studio
- 12 Sapperton Park
- 13 Hume Park
- 14 Snap Fitness

### SERVICES

- 15 Newest Smile Dental
- 16 Kids & Company
- 17 TD Canada Trust
- 18 B & J Barbershop
- 19 Murrick Insurance
- 20 LifeLabs
- 21 Royal Columbian Hospital
- 22 Cap's Bicycle Shop
- 23 Chevron Gas Station

### TRANSPORTATION

- 24 Sapperton SkyTrain Station
- 25 Highway 1

### SHOPPING

- 26 Shoppers Drug Mart
- 27 Save-On-Foods
- 28 Fratelli Bakery



## BY CAR

- 15 mins to Coquitlam
- 25 mins to Richmond
- 5 mins to Highway 1
- 25 mins to YVR



## BY SKYTRAIN

- Only 250 metres to Sapperton SkyTrain Station
- 15 mins to Metrotown
- 30 mins to Downtown
- 30 mins to YVR

# HIGHLIGHTS

---

## BUILDING HIGHLIGHTS

### Premium Office Space in Building 7

Building 7 is a mixed-use 30 storey building with three floors of commercial space, two of which are dedicated to office use with the main floor as retail.

The office portion has a dedicated lobby and entrance providing separation from the residential component.

## A CLASS OFFICE SPACE

### FEATURES / AMENITIES

- Efficient floor plates of approximately 17,000 sf
- Panoramic views of the Fraser River
- Private patios
- Secure bike storage/shower facilities
- High ceilings
- Secured access with a dedicated commercial lobby and elevator
- Electric vehicle charging stations

### SIZE

- Level 2: 16,829 sf
- Level 3: 17,531 sf
- Max contiguous space: 34,360 sf

### AVAILABILITY

- Immediately

### PARKING RATIO

- 2 stalls per 1,000 sf

### RENTAL RATES

- Please contact listing brokers

### ADDITIONAL RENT

- \$15.20 psf (estimated)

### DELIVERY CONDITION

- Shell condition

### ZONING

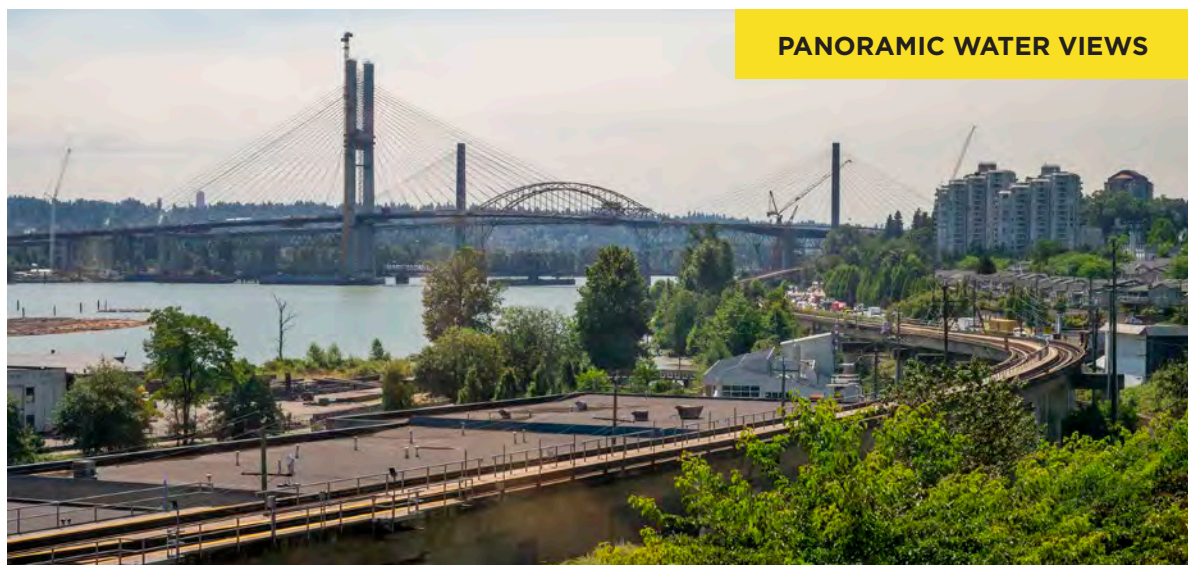
- Commercial C-CD-3



ESTABLISHED 1862 NEW WESTMINSTER  
**BREWERY DISTRICT**  
A CONNECTED COMMUNITY BY WESTGROUP



**DEDICATED COMMERCIAL LOBBY**



**PANORAMIC WATER VIEWS**



**VIBRANT LOCATION CLOSE TO TRANSIT**

# SITE PLAN

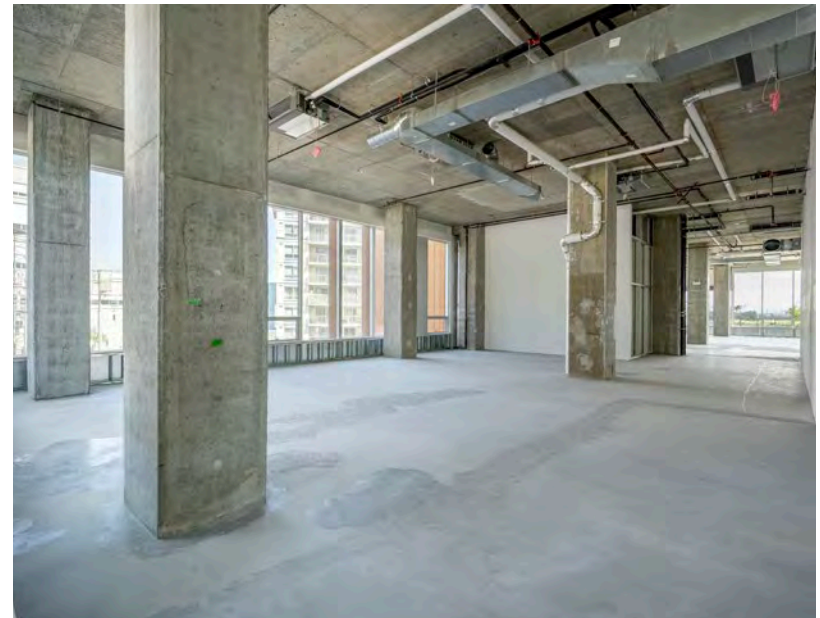
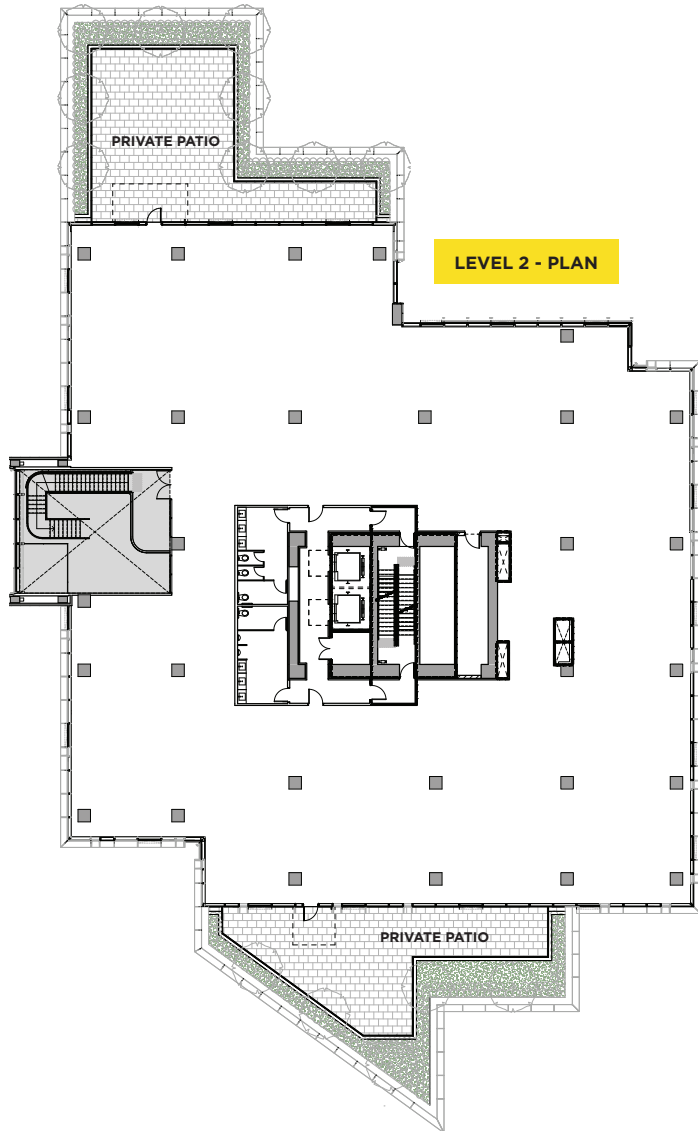


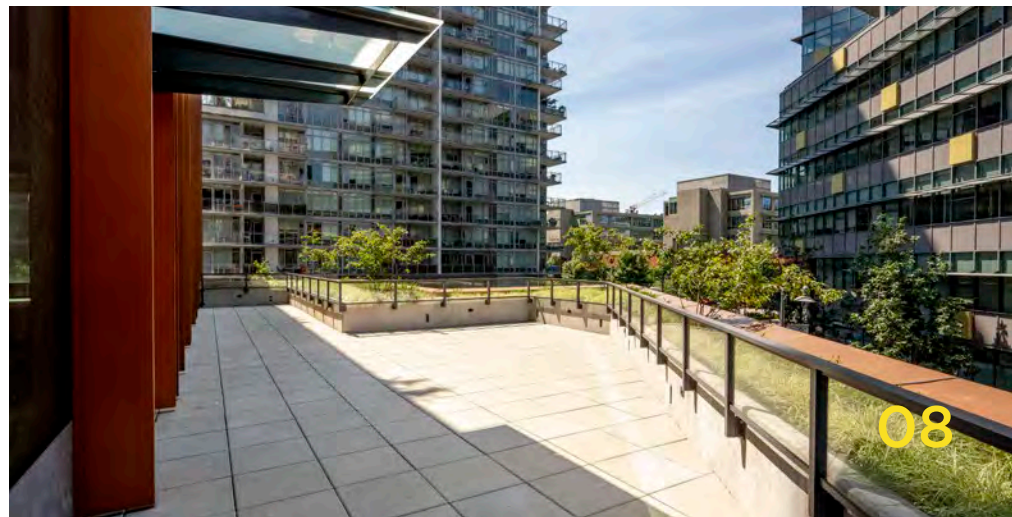
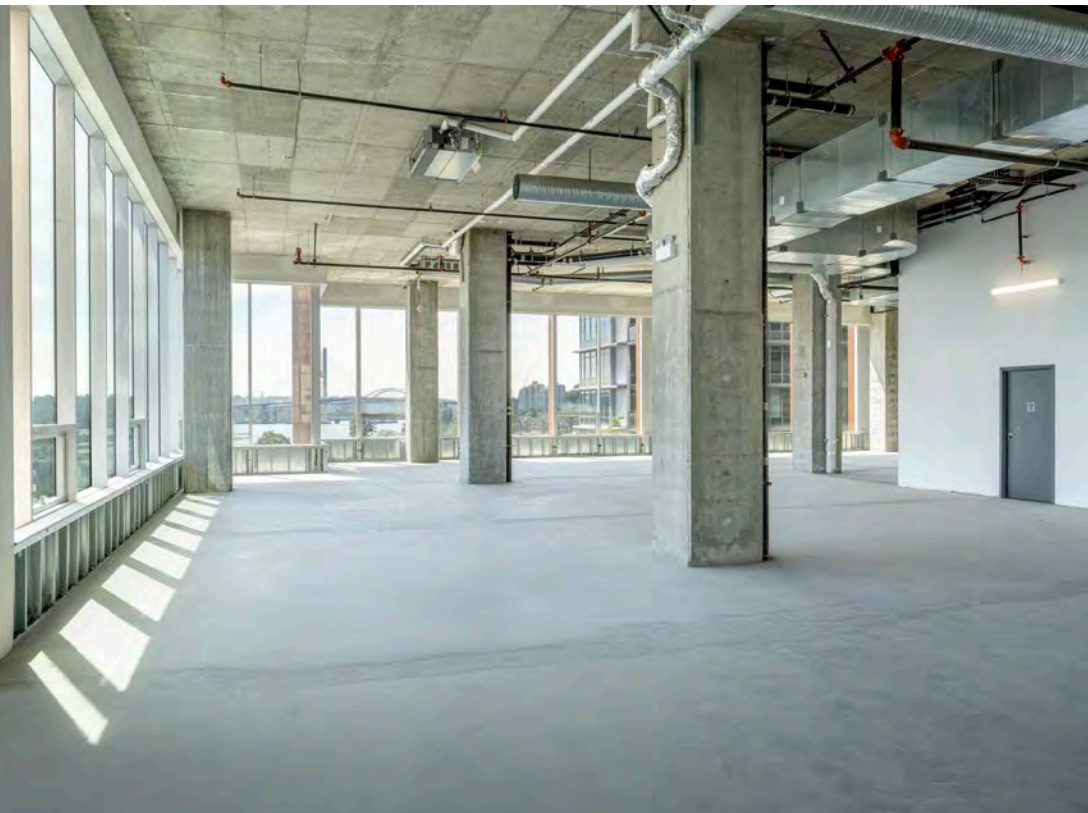
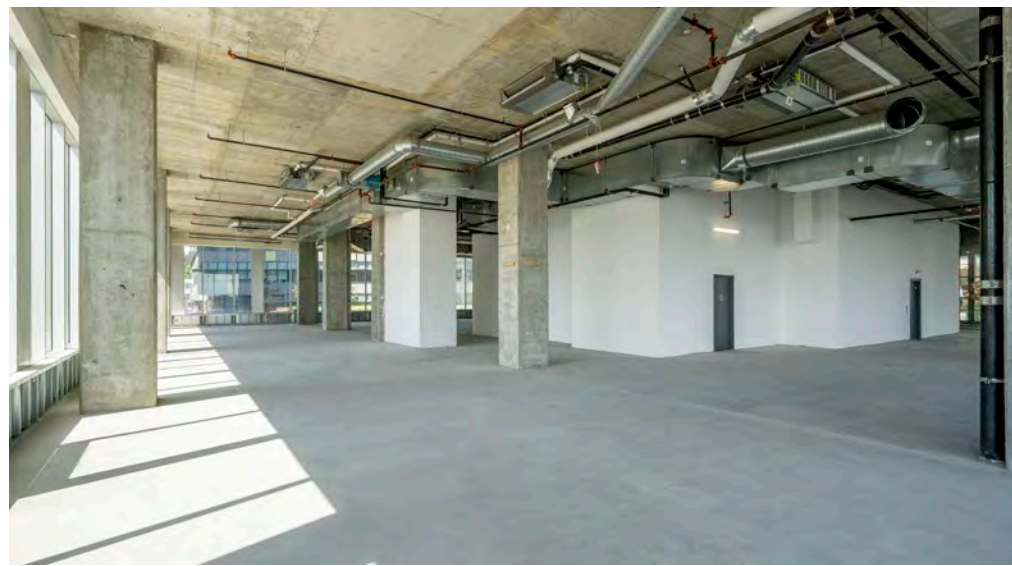


W1 W1 W1  
TRANE LINK

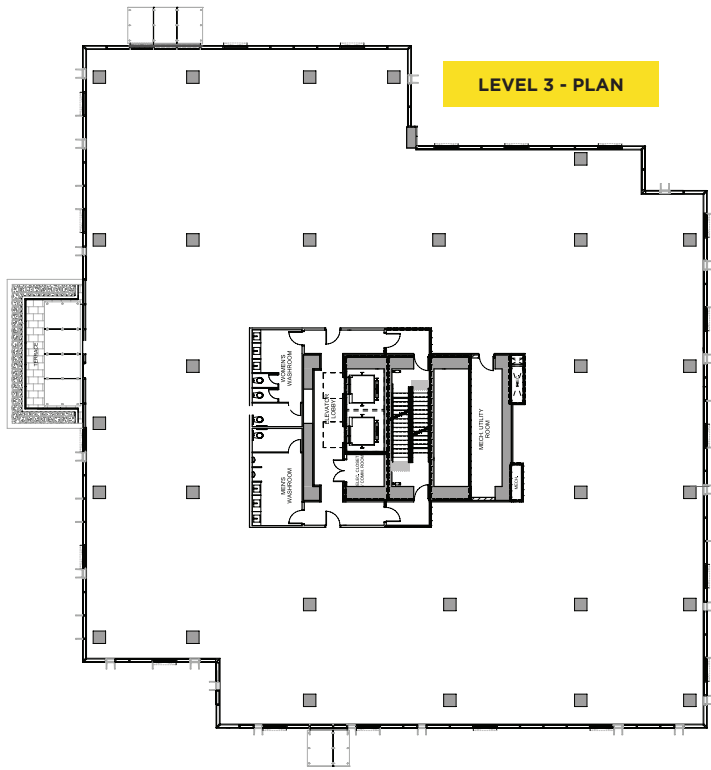
STOP

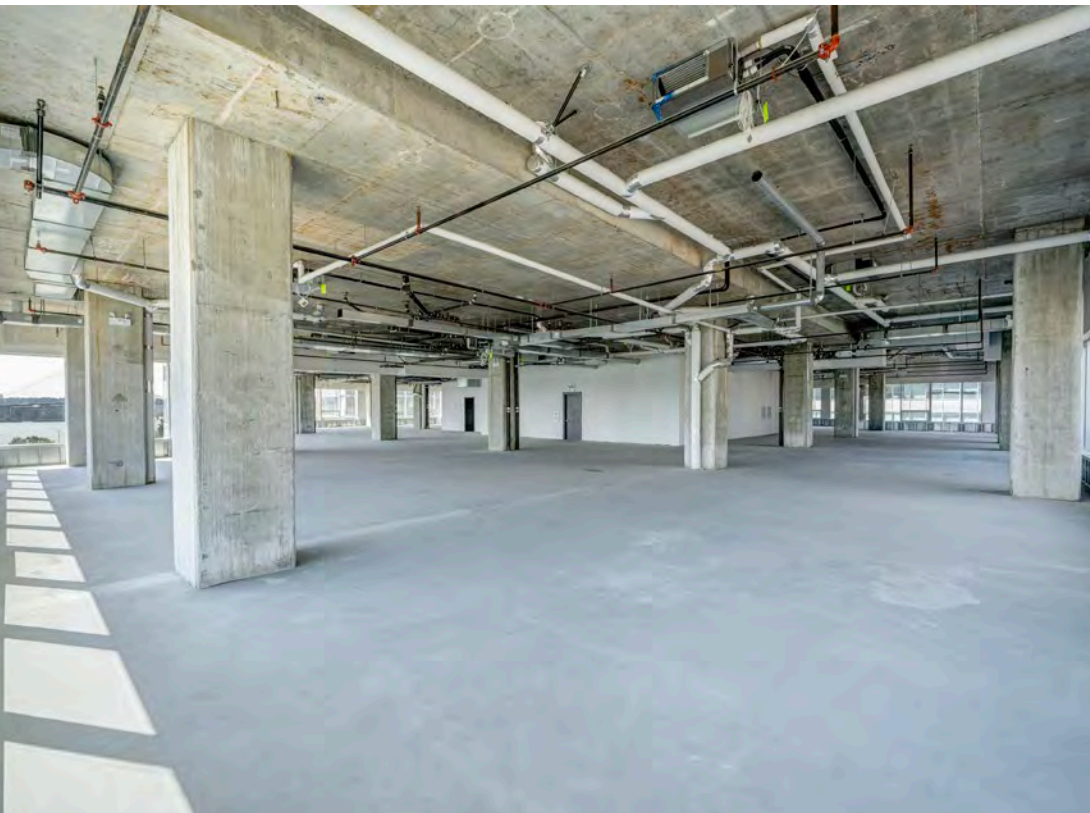
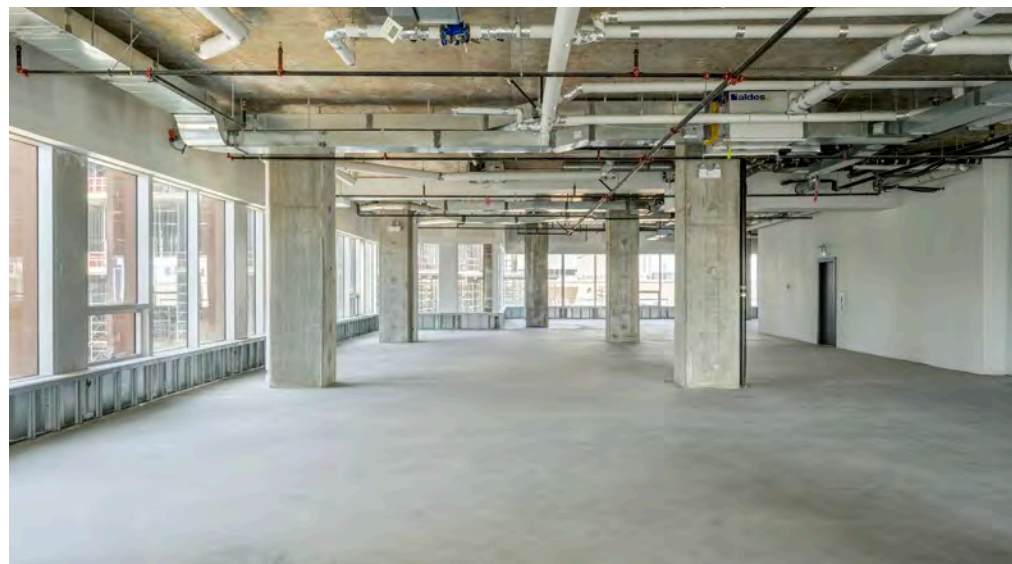
# LEVEL 2





# LEVEL 3





BREWERY DISTRICT

DEVELOPED BY

**wesgroup** wesgroup.ca

LEASING BY

**AVISON  
YOUNG** avisonyoung.com

**Matt Walker, Principal**  
604.647.5074 | matt.walker@avisonyoung.com

**Josh Sookero\*, Principal**  
604.647.5091 | josh.sookero@avisonyoung.com  
\*Josh Sookero Personal Real Estate Corporation

**Nicolas Bilodeau, Senior Vice President**  
604.647.1336 | nicolas.bilodeau@avisonyoung.com

©2024 Avison Young. Avison Young Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.