

FOR LEASE

FREESTANDING BUILDING ON PRIME CORNER



445 SIXTH STREET
New Westminster, BC

FOR FURTHER INFORMATION, PLEASE CONTACT

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FOR LEASE | 445 SIXTH STREET, NEW WESTMINSTER

445 Sixth Street is an exclusive opportunity to lease 3,160 square feet of prime retail space in a freestanding building in New Westminster.

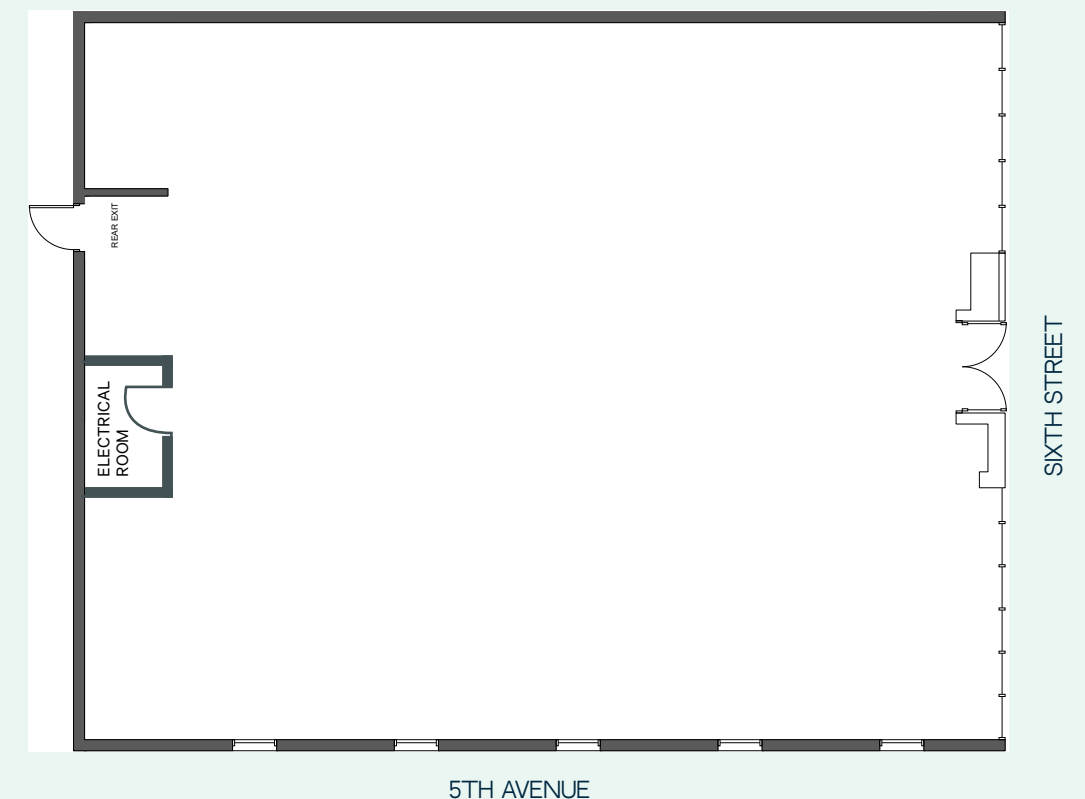
The Subject Property is a purpose built bank building on a corner location with ample parking in rear. The Subject Property is located at the controlled intersection of Sixth Street and 5th Avenue, providing over 50 feet of frontage on Sixth Street. The building is surrounded by established retailers, restaurants, and a shopping centre anchored by Walmart and Save-On-Foods.

BUILDING DETAILS

- + Area*
3,160 SF
- + Zoning**
C-2
- + Lease Rate
\$45.00 per square foot, triple net
- + Additional Rent
Approx. \$20.00 per square foot
- + Availability
Immediate

HIGHLIGHTS

- + High profile corner location
- + Freestanding building
- + 6 parking spaces on-site
- + Delivered in shell space
- + Exceptional traffic counts
- + HVAC
- + Easy access to public transit





AREA TENANTS

- + McDonald's
- + Subway
- + Union Jack Public House
- + Tim Hortons
- + Freshslice Pizza
- + Blenz Coffee
- + Co Chau
- + Rocky Point Ice Cream
- + Vancity
- + HSBC Bank
- + RBC Royal Bank
- + Dollarama
- + Winners
- + Shoppers Drug Mart
- + Kin's Farm Market
- + Save-On-Foods
- + Walmart
- + Hive Cafe
- + Waves Coffee House
- + 7-Eleven
- + Wendy's
- + White Spot
- + KFC

Located in the Uptown neighbourhood of New Westminister, the Subject Property is central to an abundance of shops, restaurants, local amenities, and various transit options.

445 Sixth Street is surrounded by established retailers such as McDonald's, London Drugs, Jak's Beer Wine Spirits, Tim Hortons, major banks, and anchor tenants like Save-On-Foods, Winners, and Walmart located in the Royal City Centre shopping mall.

The property is close to numerous parks including Moody Park, New Westminister Park, and Queen's Park which features an arena, an off-leash dog area, a rose garden, and a baseball stadium.

The space is easily accessible as it is steps away from several bus lines through the city, central to two nearby expo line stations, and is adjacent to Highway 1 linking it to a 10-minute drive to Surrey, 15-minutes to Burnaby, and 30-minutes to Vancouver.



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