

105 - 245 E COLUMBIA STREET, NEW WESTMINSTER
BUILT OUT OFFICE SPACE AVAILABLE IN SAPPERTON

**FOR
LEASE**



WILLIAM | WRIGHT

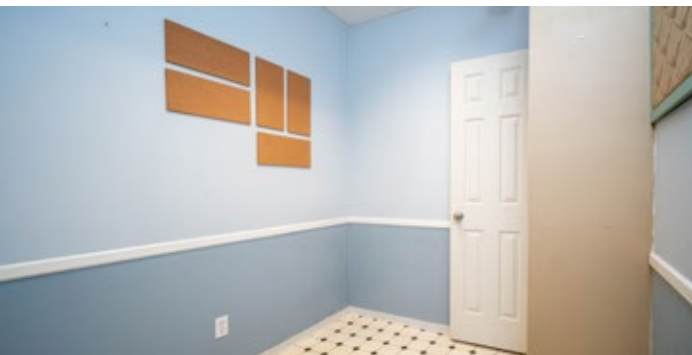
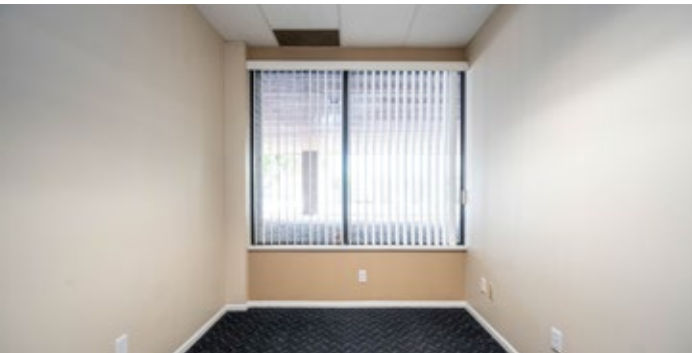
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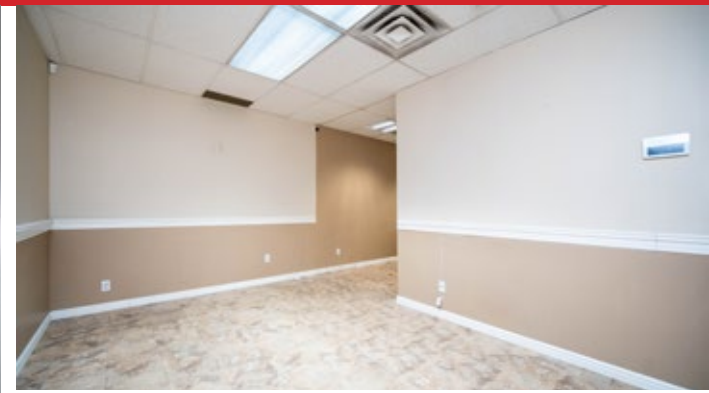




FULLY BUILT OFFICE SPACE IN SAPPERTON

William Wright Commercial is pleased to present an office space with a finished buildout, 3 office or exam rooms, reception area and staff space. Located on E Columbia across from the Royal Columbian Hospital that bring over 3,500 workers into the area and countless patients. This unit is located on the first floor with easy access for patients and clients. This is a secured building with available client parking on site. This unit comes with 2 parking spaces for the tenant underground.





PROPERTY HIGHLIGHTS



Across from Royal Columbian Hospital



Medical Professional Building



On a Transit Route



11 minute drive to Royal City Centre

SALIENT FACTS

SIZE

+/- 794 SQFT

PARKING

1 Stall

ZONING

C2

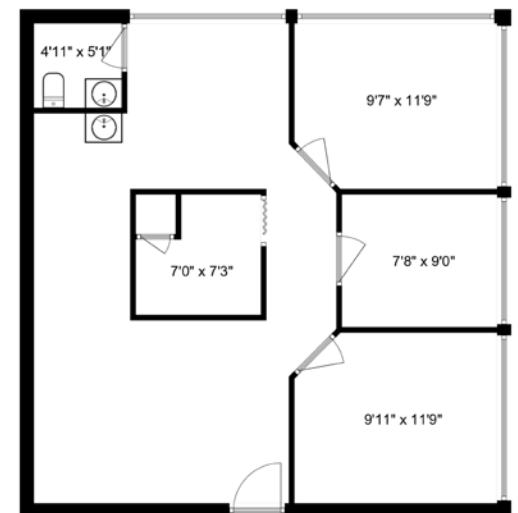
BASIC RENT

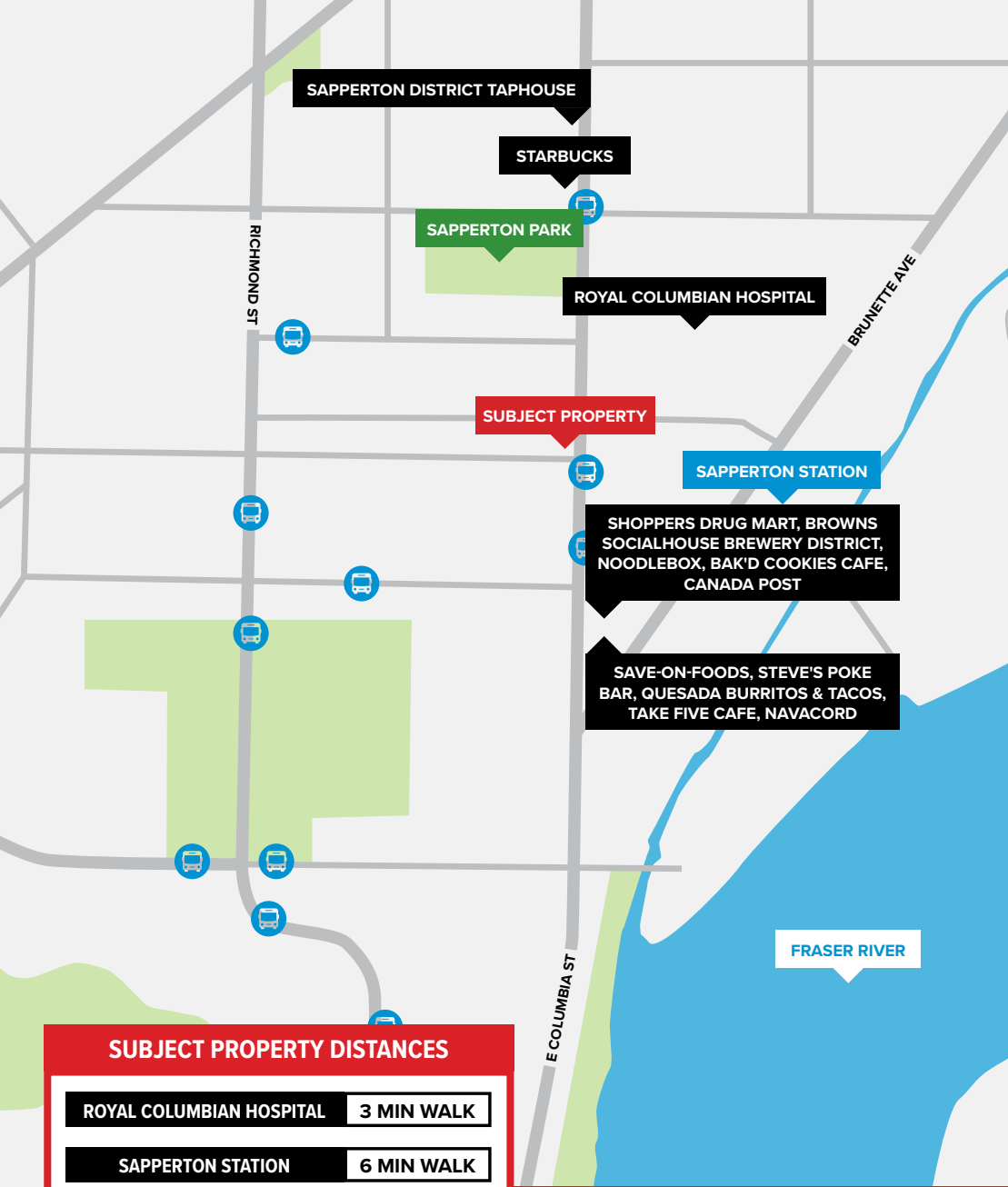
\$20.00/FT

ADDITIONAL RENT

\$25.30/FT

Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.





LOCATION

Located on a major artery of New Westminister, with lots of client and street parking available. This property is across from the Royal Columbian Hospital that recently went through a \$1.3 billion-dollar update. With an average of 3,500 professionals coming into the area daily to serve thousands of patients the area. 245 E Columbia is located south of Highway 1 on major bus and transit routes. With 16 stops along the corridor, it is convenient for all clients and patients.

BUSES IN THE AREA

109 --- LOUGHEED STATION / NEW WESTMINSTER STATION
 155 --- 6TH AVENUE / 22ND STREET STATION



CONTACT LISTING AGENT

MARK NEMISH

mark@williamwright.ca

604.428.5255

SUBJECT PROPERTY DISTANCES

ROYAL COLUMBIAN HOSPITAL	3 MIN WALK
SAPPERTON STATION	6 MIN WALK
ROYAL CITY CENTRE	12 MIN DRIVE
DOWNTOWN VANCOUVER	37 MIN DRIVE

WALK SCORE
85

BIKE SCORE
76