



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

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

**AVISON
YOUNG**

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.

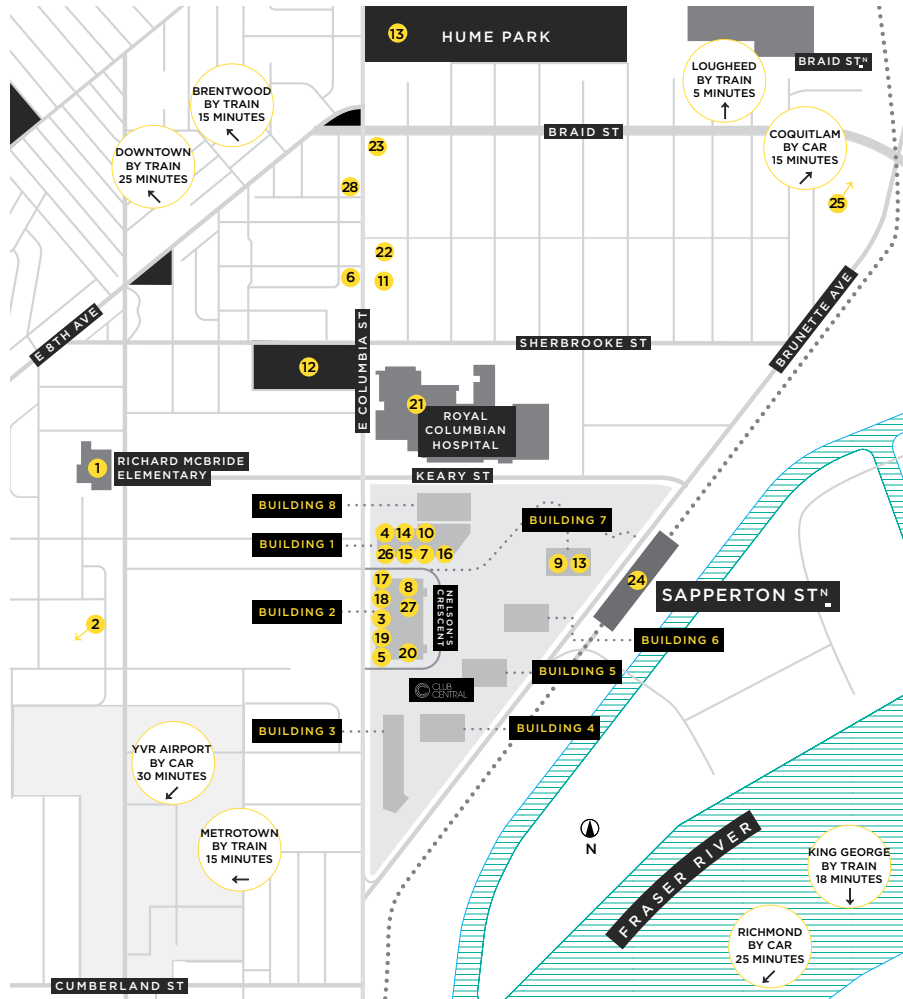
Located in the geographic center of Metro Vancouver, Brewery District provides quick, efficient access to virtually all neighboring municipalities.

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



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

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.



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



DEDICATED COMMERCIAL LOBBY



PANORAMIC WATER VIEWS



VIBRANT LOCATION CLOSE TO TRANSIT

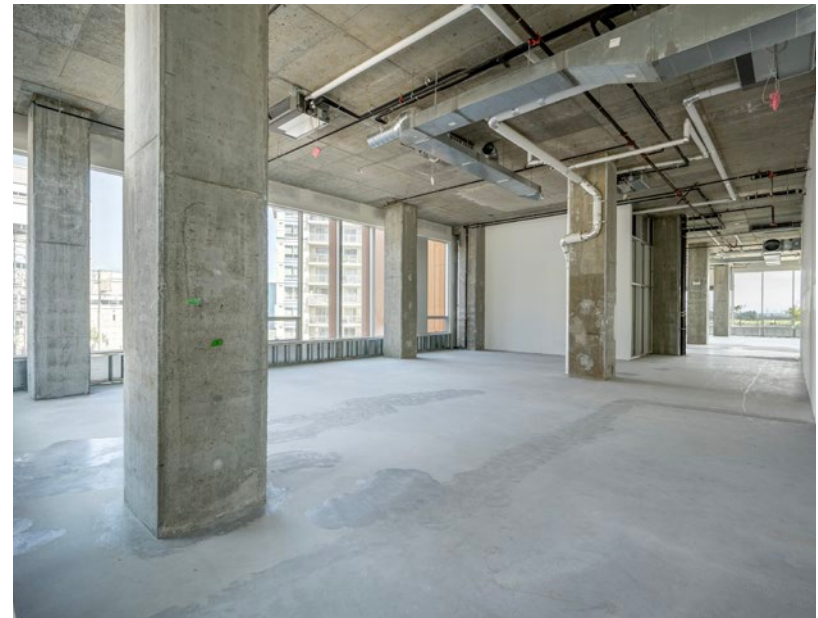
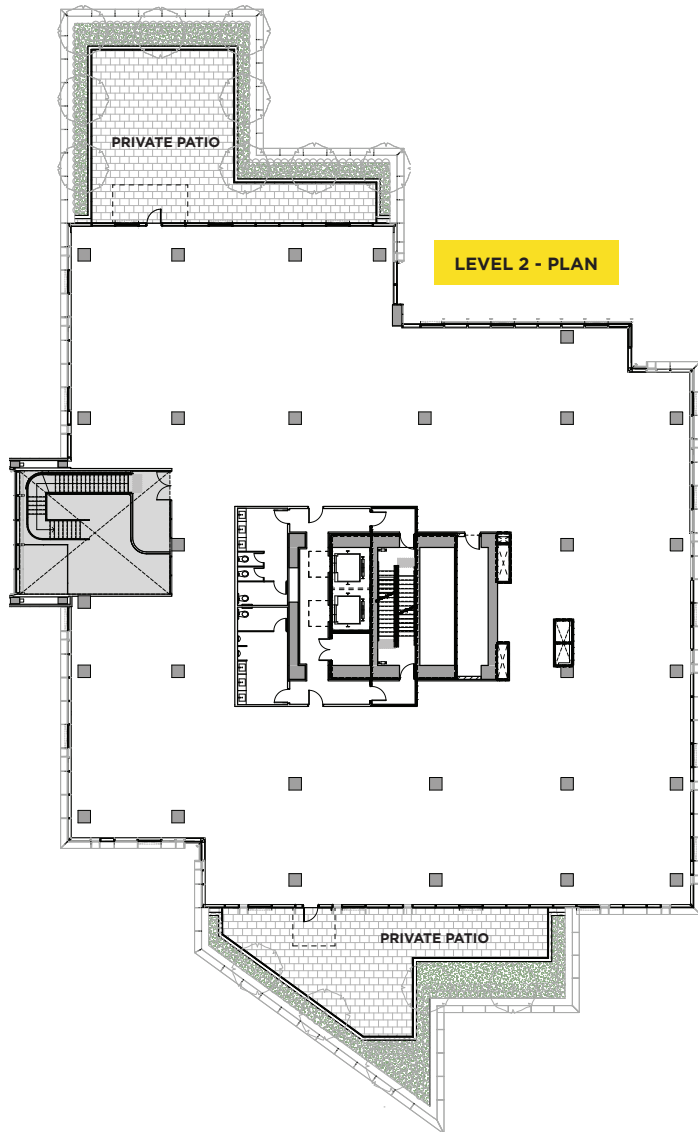
SITE PLAN





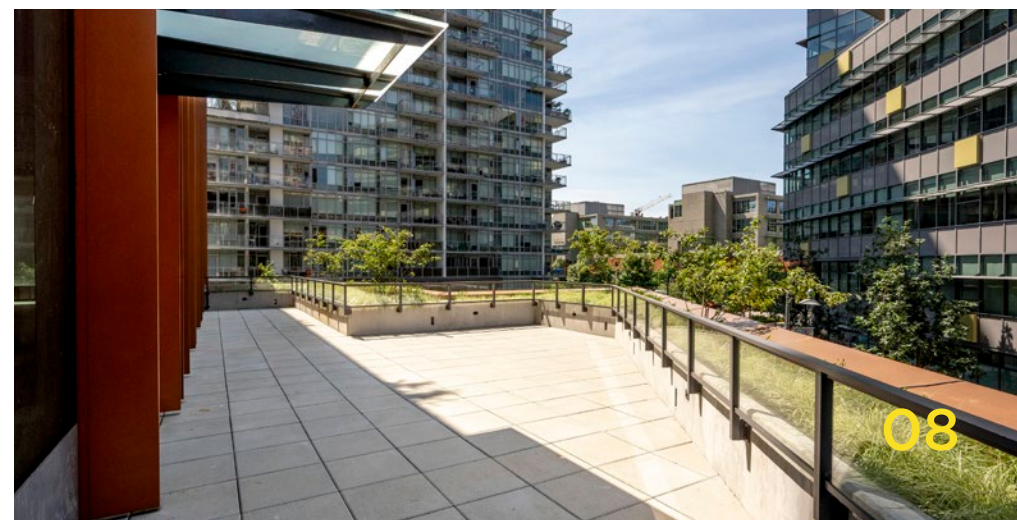
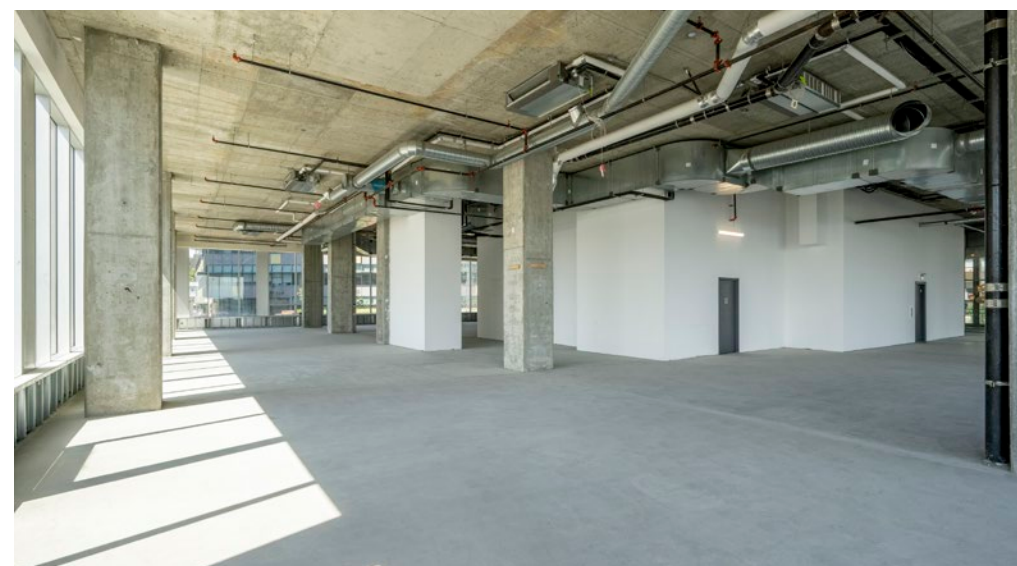
TRANS LINK

LEVEL 2



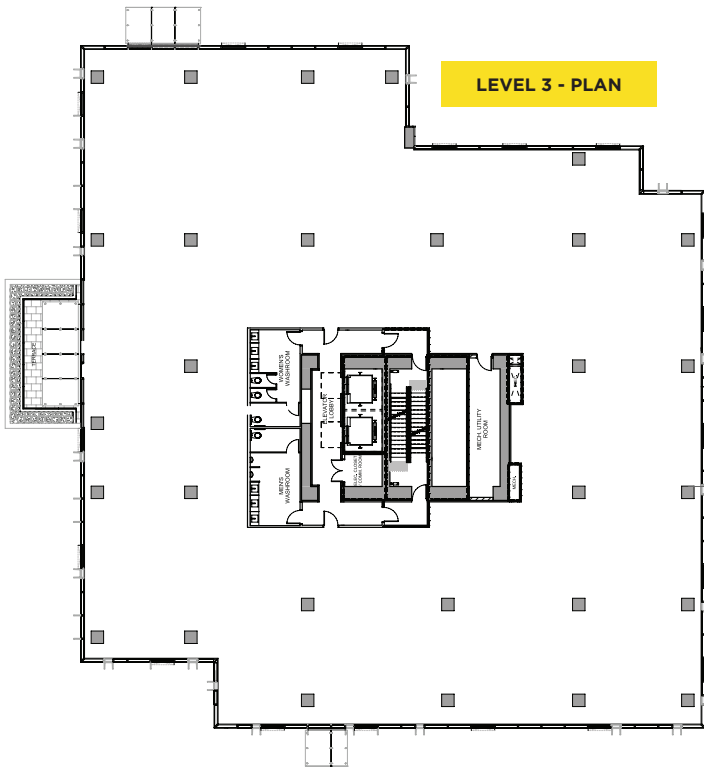


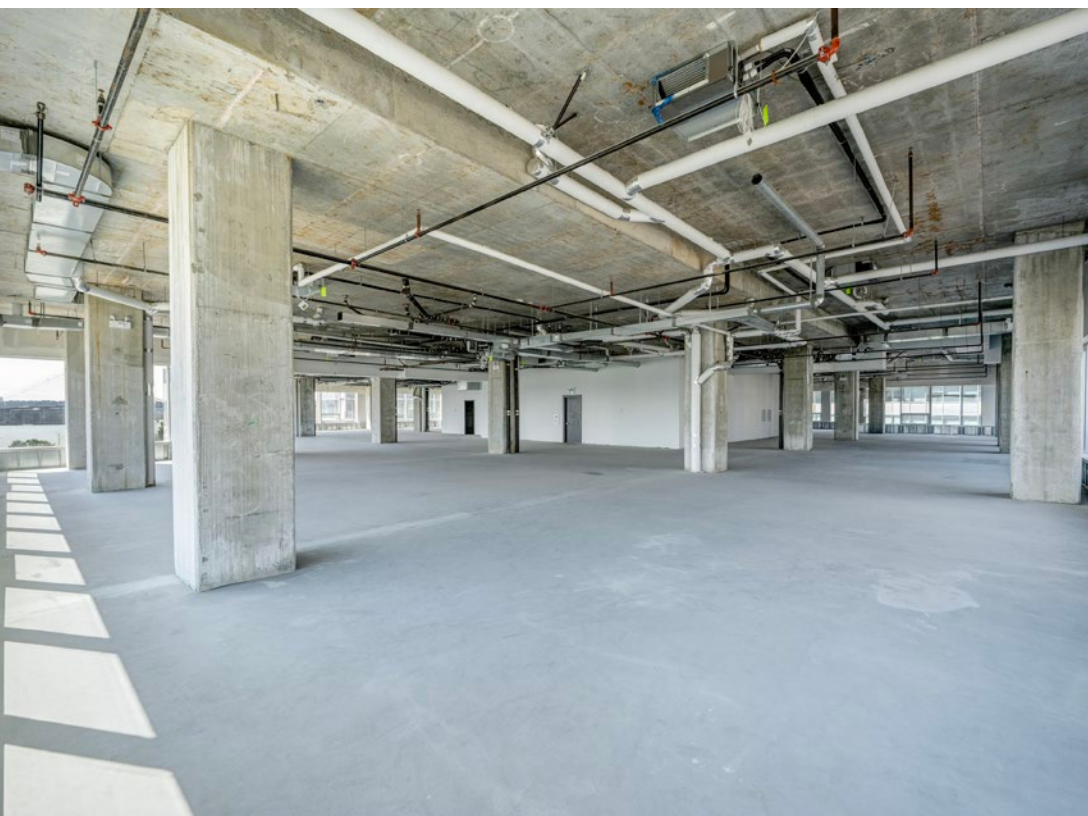
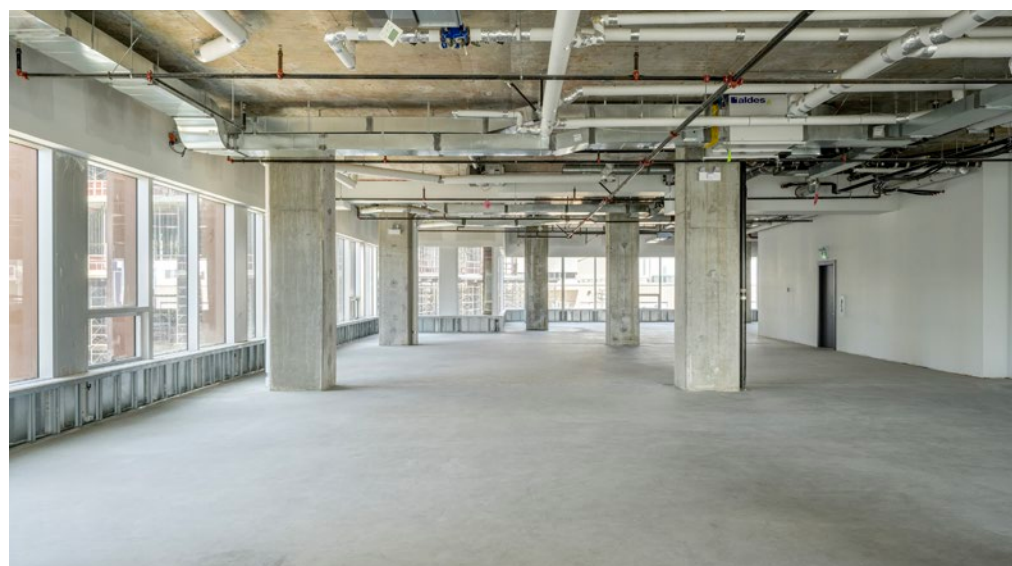
LEVEL 2



08

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.