



OFFICE SPACE

# For Lease

#200-510 Seventh Avenue, New Westminister, BC

**Khash Raeisi\***  
Founder  
778-987-7029  
khash@iconic.com  
\*Personal Real Estate Corporation



# Property Details

## Civic Address

#200-510 Seventh Ave, New Westminster, BC V3L 3C1

## Neighborhood

GlenBrooke North

## Zoning

C-3

## Year Built

1978

## Gross Leasable Area

1,000 SF

## Lease Rate

Contact Agent

Iconic Properties Group is pleased to present #200-510 Seventh Avenue, New Westminister, a bright and functional office space in the heart of Glenbrooke North. Ideal for professional services, medical practices, or community-oriented businesses, this well-located unit combines convenience, accessibility, and comfort for both staff and clients.

### Functional Office Space

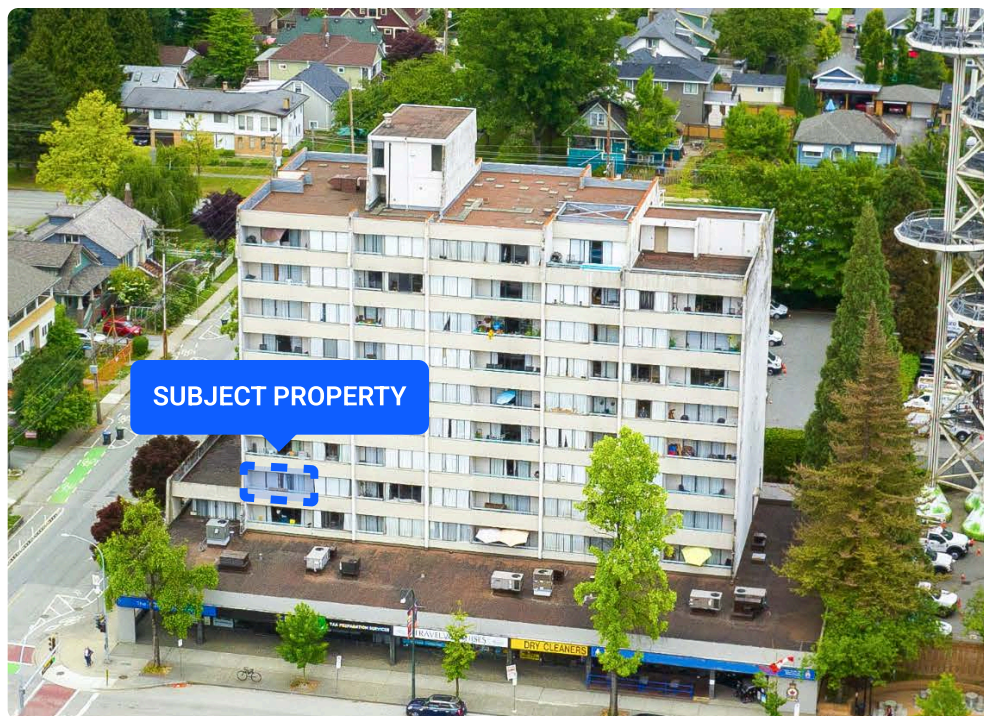
The unit offers an efficient layout with large windows that bring in natural light, creating a welcoming work environment. Located on the second floor, the space provides privacy while maintaining accessibility, making it well-suited for a range of professional uses. On-site parking and professional building management add to day-to-day ease of operation.

### Convenient Glenbrooke North Location

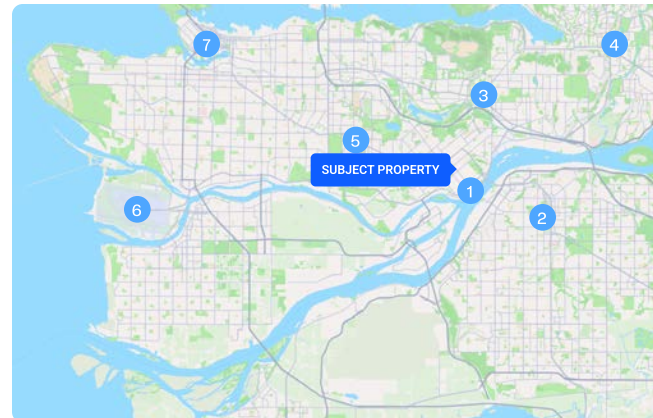
Positioned in a walkable, community-focused neighbourhood, the office is close to Royal Square Mall, Safeway, Starbucks, and several dining options, offering everyday convenience for both employees and visitors. Easy access to Eighth Avenue, McBride Boulevard, and public transit ensures seamless connectivity across New Westminister and into neighbouring cities.

### Opportunity for Professionals

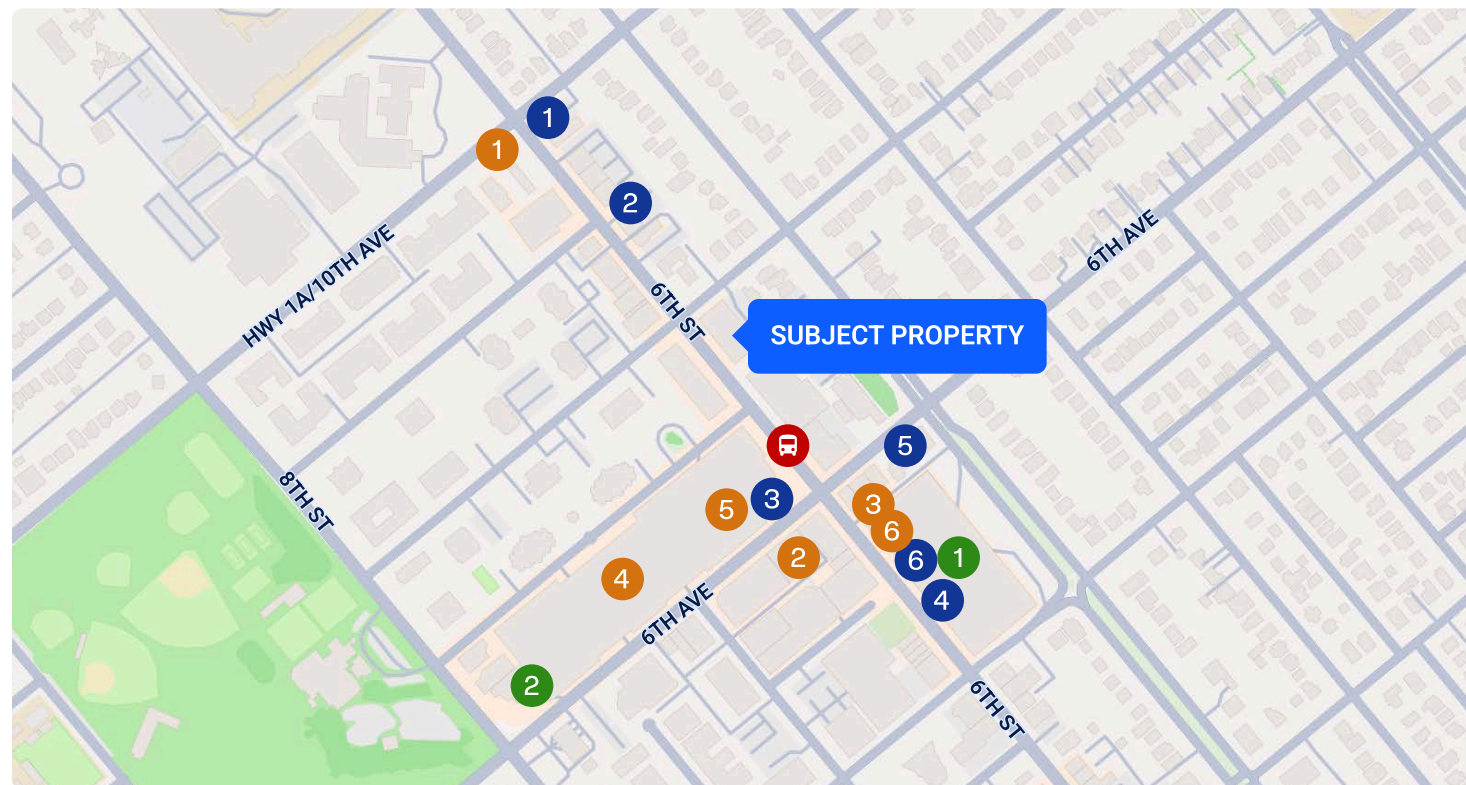
With limited supply of quality office space in this established community, #200-510 Seventh Avenue presents a rare opportunity for businesses seeking a secure and professional environment. Whether you're a medical office, accounting firm, or professional service provider, this location offers the accessibility and amenities to support long-term growth.



# Nearby Amenities



Destination	Approximate Driving Time
1 New Westminister Station	5 minutes
2 Surrey City Centre	15 minutes
3 Lougheed Town Centre	15 minutes
4 Coquitlam Centre	30 minutes
5 Metropolis at Metrotown	20 minutes
6 YVR Airport	20 minutes
7 Downtown Vancouver	30-40 minutes



## Food & Drinks

- 1 IHOP
- 2 Wendy's
- 3 White Spot
- 4 Subway
- 5 CoCo Bubble Tea
- 6 Starbucks

## Retail & Services

- 1 Esso
- 2 RBC Royal Bank
- 3 TD Canada Trust
- 4 Walmart
- 5 Save-On-Foods
- 6 London Drugs

## Health & Wellness

- 1 Planet Fitness
- 2 Anytime Fitness

## Transit

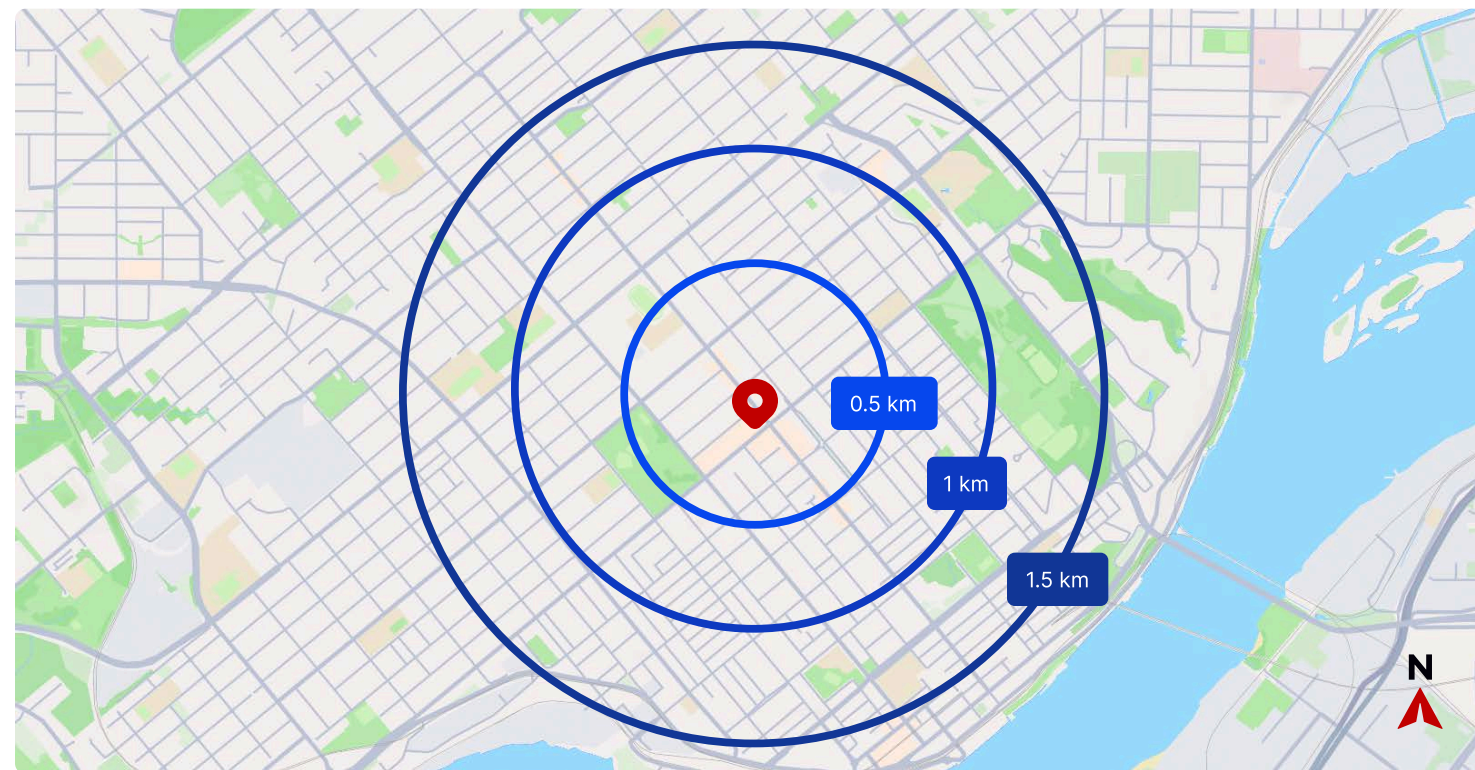
- Bus Stop

# Demographic

Situated in the heart of New Westminster’s Glenbrooke North neighbourhood, #200-510 Seventh Avenue is surrounded by a stable, community-driven demographic. The area features a balanced mix of families, professionals, and retirees—resulting in steady foot traffic and long-term local engagement. Daily pedestrian activity is supported by nearby schools, parks, and mid-rise residential buildings, creating strong exposure for service-based businesses. Tenants benefit from being part of a walkable, well-established community with a reputation for safety and convenience. This environment is ideal for medical, legal, wellness, and professional office users seeking a loyal client base.

The local population is characterized by moderate-to-high household incomes and consistent occupancy, contributing to strong consumer demand and business retention. Glenbrooke North’s close proximity to Uptown’s retail corridors provides staff and clients with easy access to shops, restaurants, and transit. The neighbourhood supports a healthy balance of residential density and commercial accessibility, ideal for small to mid-sized offices. Businesses benefit from a low commercial vacancy rate and a population invested in supporting local services. This demographic foundation offers long-term value for tenants looking to grow within a reliable, accessible location.

	0.5 km	1 km	1.5 km
<b>Population (2024)</b>	7,702	24,650	55,937
<b>Population (2029)</b>	8,383	26,396	62,167
<b>Projected Annual Growth (2024-2029)</b>	1.71%	1.38%	2.13%
<b>Median Age (2024)</b>	48.30	43.00	39.70
<b>Average Household Income (2024)</b>	\$93,534	\$102,663	\$106,706
<b>Average Persons Per Household (2024)</b>	3	3	3



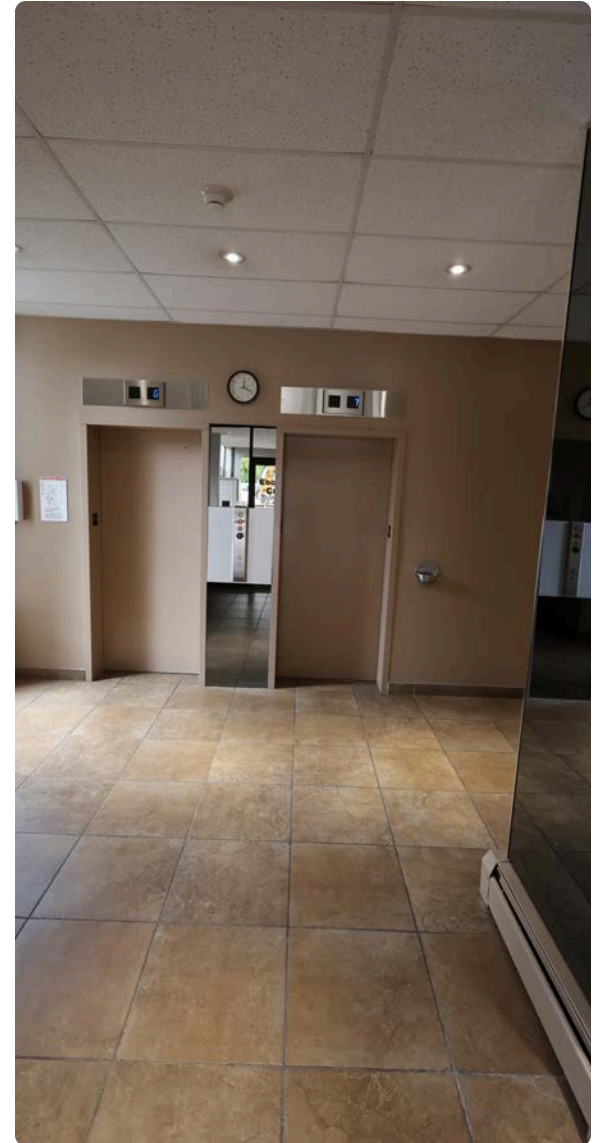
# Photos



# Photos



# Photos





**Khash Raeisi\***  
778-987-7029  
khash@iciconic.com  
\*Personal Real Estate Corporation

# NOTHING BUT ICONIC

Copyright © 2025 Iconic Properties Group by Stonehaus Realty. This document has been prepared by Iconic Properties Group for advertising and general information only. Iconic Properties Group makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Iconic Properties Group excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Iconic Properties Group and/or its licensor(s).