

202 - 610 SIXTH STREET, NEW WESTMINSTER
OFFICE SPACE AT ROYAL CITY CENTRE

**FOR
LEASE**



WILLIAM | WRIGHT

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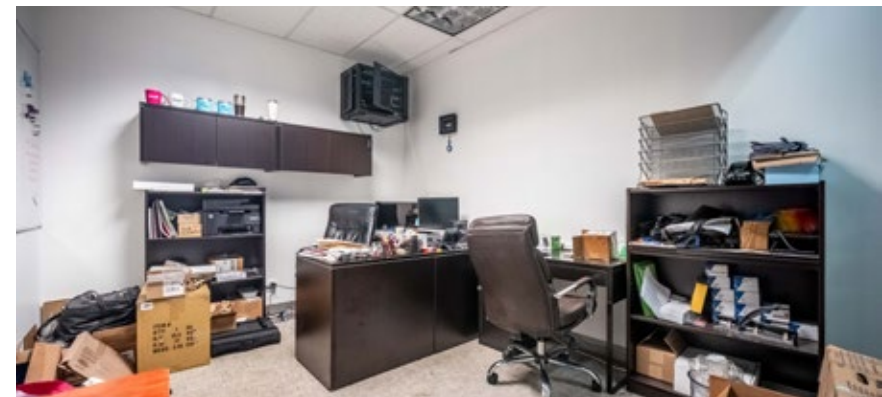




OVERVIEW

This office space is located on a high-profile intersection in New Westminster's Uptown Core. C-3 zoning allows for wide range of uses.

Royal City Centre is an enclosed community centre located in the heart of New Westminster. Surrounded by high density residential and store front community retail. The area contains the highest concentration of retail in the City in addition to other services and amenities such as medical, recreational and public service facilities. Anchored by 110,000 SF Walmart and Save on Foods, and home to a 37,000 SF Fraser Health clinic on the second floor. The centre is perfect for regional retail, service, food, neighborhood services, and office opportunities.



SALIENT FACTS

SIZE

+/- 3,804 SQFT

PARKING

Ample

ZONING

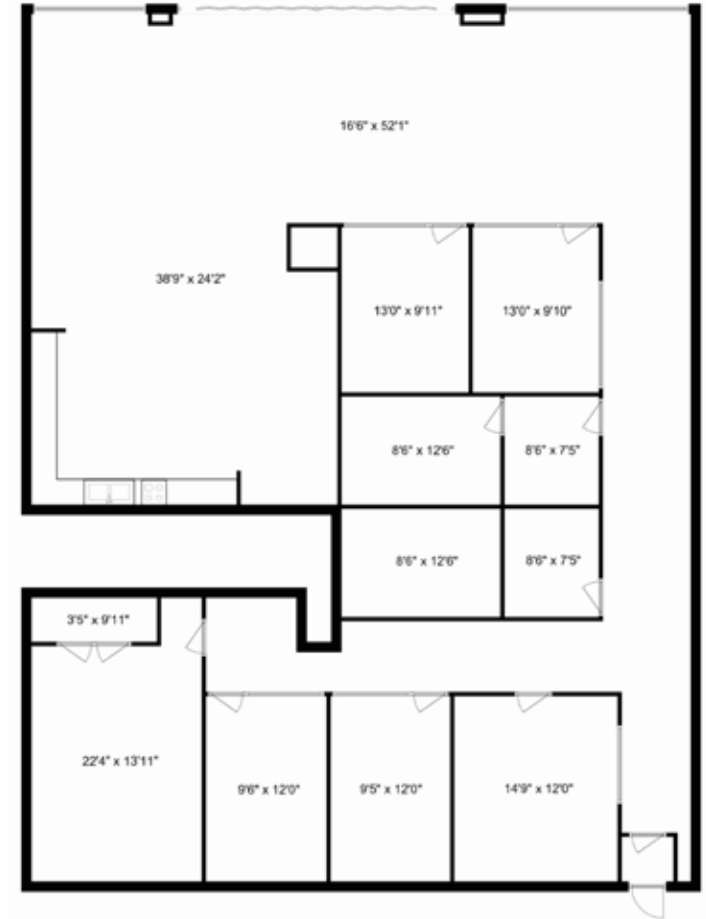
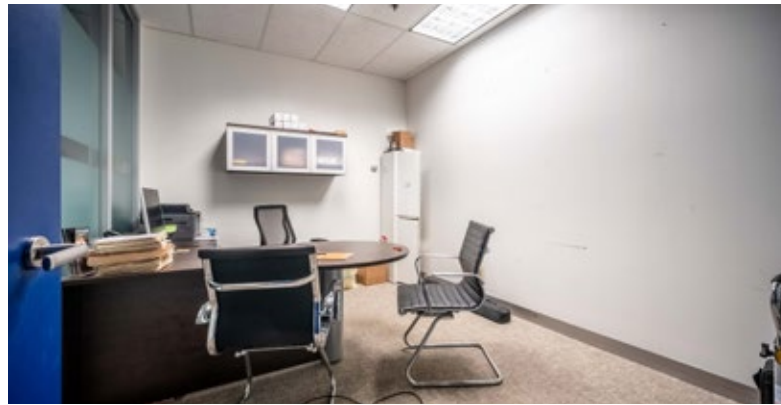
C-3

BASIC RENT

\$19.00/FT

ADDITIONAL RENT

\$18.64/FT



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

PROPERTY HIGHLIGHTS



Located In Major Retail Centre
With Major Anchor Tenants



Demised Options Available



3 Levels Of Underground
Parking





Location

The Subject Property is also conveniently positioned close to major bus routes with direct links to the SkyTrain stations and a short drive away from the Trans-Canada Highway and Lougheed Highway, connecting New Westminister to all of Metro Vancouver including the North Shore, Fraser Valley, and the Tri-Cities.

For More Information Contact

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SUBJECT PROPERTY DISTANCES

NEW WESTMINSTER STATION	8 MIN DRIVE
METROPOLIS AT METROTOWN	18 MIN DRIVE
YVR AIRPORT	33 MIN DRIVE
DOWNTOWN VANCOUVER	40 MIN DRIVE

WALK SCORE **97** BIKE SCORE **74**

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