

VALUE



PROPERTY
GROUP

FOR LEASE

550 – 628 SIXTH AVENUE
NEW WESTMINSTER, BC



Value Property Group
(604) 606-7016
leasing@valueindustries.com



SCAN ME

400 – 1245 W. Broadway
Vancouver, BC V6H 1G7
www.ValueGroupProperties.com

FOR LEASE

550 – 628 Sixth Avenue
New Westminster, BC

OPPORTUNITY:

The Royal Bank Building is centrally located on the corner of Sixth Avenue and Seventh Street in the heart of Uptown New Westminster. This high profile “A” class office building provides card access security, surface and underground parking and fiber optic capability. The Building is located in close proximity to major bus routes with direct links to the Sky train stations and across the street from Royal City Centre mall.

HIGHLIGHTS:

- 1,508 square feet
- 5 private offices, conference room, storage & reception area
- Newly renovated offices with a great layout
- Two (2) parking stalls per 1,000 sq. ft.
- C-3 zoning

LEASE RATE:

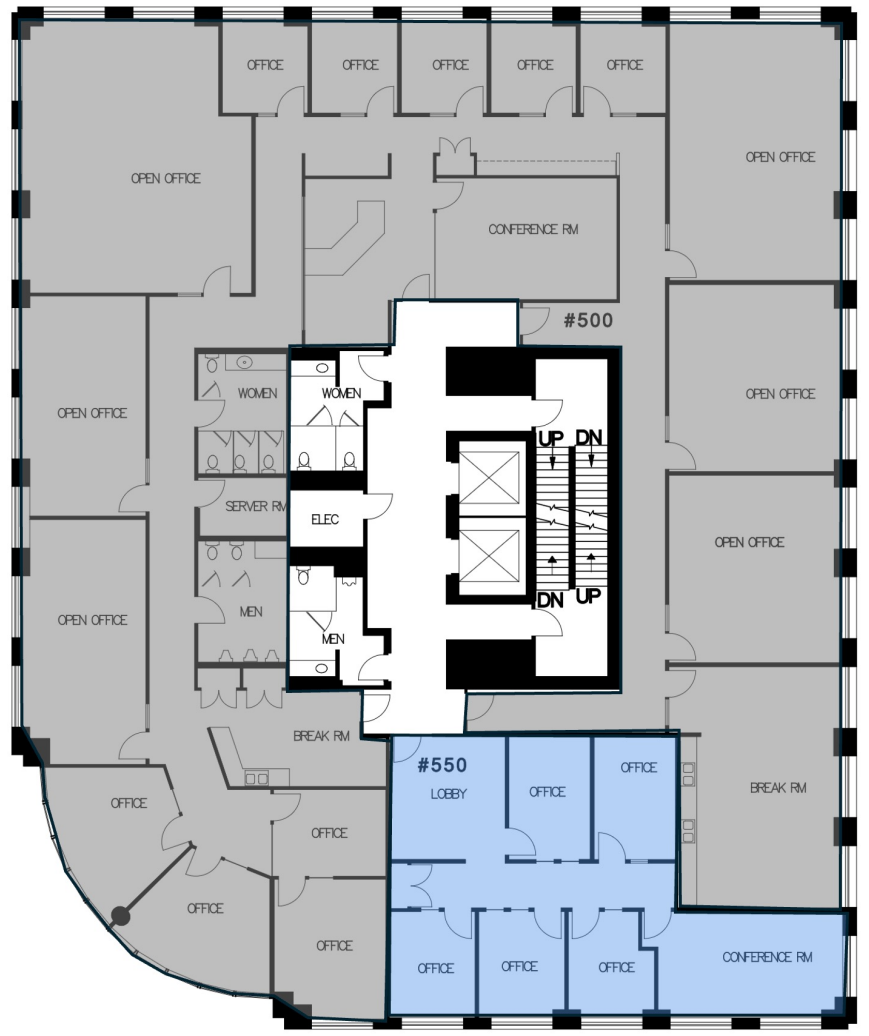
Please call for lease rate.

TAXES & OPERATING COSTS (2026)*:

Property Taxes: \$6.69/sq. ft.*

Common Area Maintenance: \$12.53/sq. ft.*

(*excludes management fee)



Note: The landlord has provided this information as a courtesy only and assumes no liability for its accuracy. All figures should be verified before relying on them. Rates subject to change.

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LEASE RATE:

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TAXES & OPERATING COSTS (2025)*:

Property Taxes: \$6.69/sq. ft.*

Common Area Maintenance: \$11.71/sq. ft.*

(*excludes management fee)