



FOR LEASE

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4 STREET**

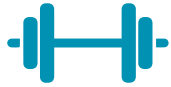
NEW WESTMINSTER, BC



OPPORTUNITY

Cushman & Wakefield ULC (“C&W”) is excited to present a leasing opportunity for outstanding office space within a mixed-use development located at 408 East Columbia Street, New Westminster, BC. Positioned adjacent to the Royal Columbian Hospital and in close proximity to the Sapperton SkyTrain Station, this opportunity encompasses 6 Strata Units, totaling approximately 8,400 SF total useable area of office space

BUILDING FEATURES



FITNESS ROOM



SECURED BIKE STORAGE



ROOFTOP PATIO



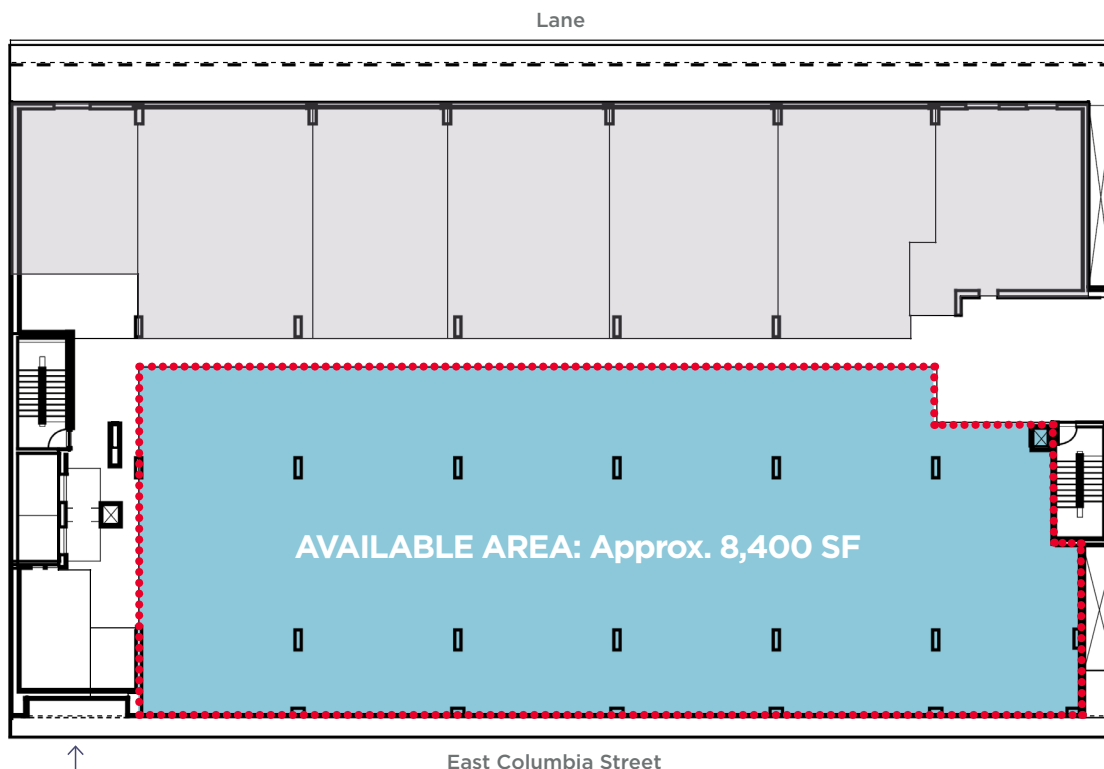
AMPLE PARKING

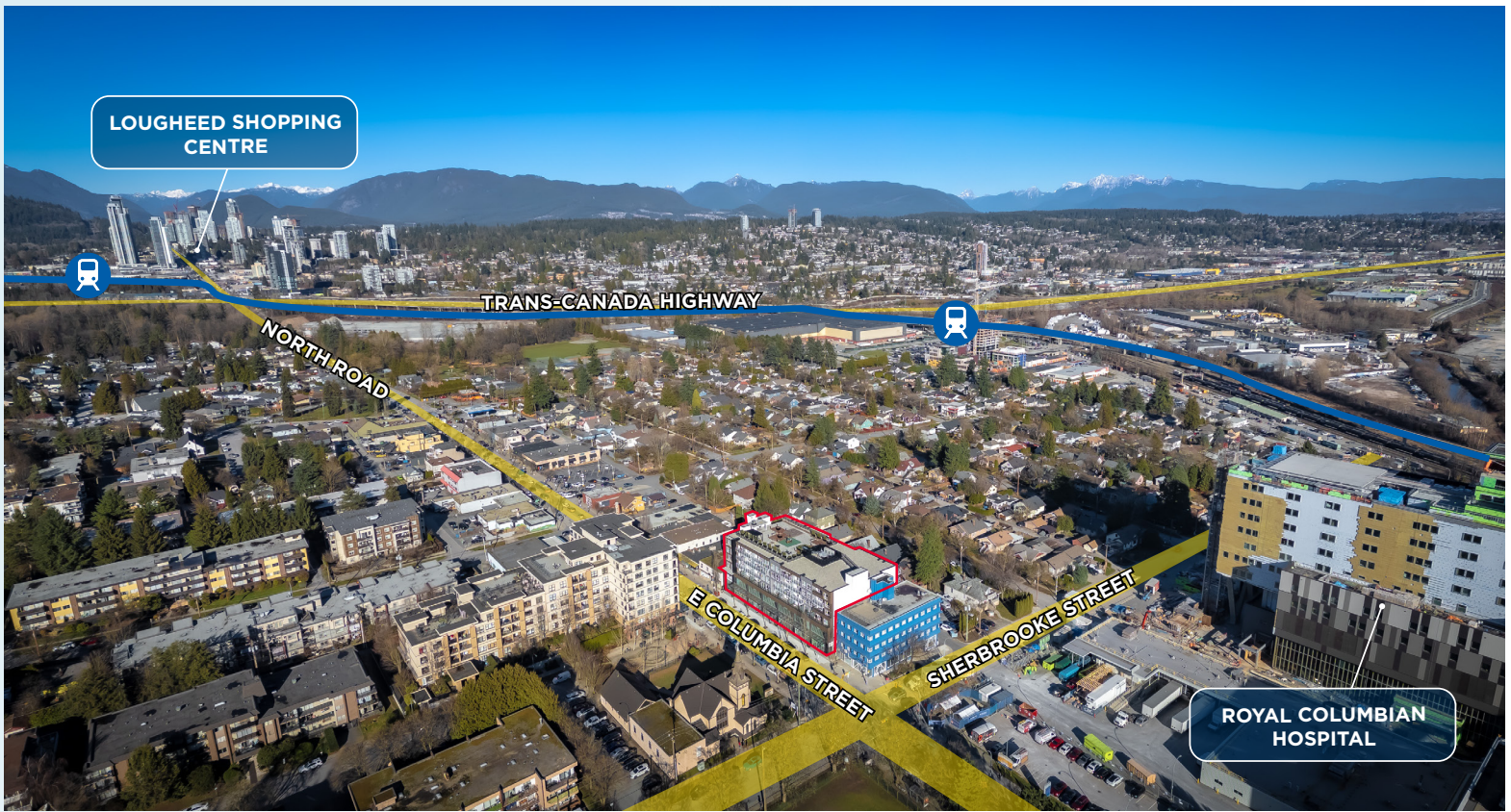
PROPERTY DETAILS

408 East Columbia Street, New Westminster

Available Area: approximately 8,400 SF total useable area of office space | Ability to demise for 1,000 SF

- **FLOOR:** 2
- **CEILING HEIGHT:** 12' to underside of slab
- **AVAILABILITY:** Available Immediately
- **PARKING:** Contact listing agents
- **ASKING RATE:** Contact listing agents
- **ADDITIONAL RENT:** \$14.00 PSF pa (2024 estimate)





LOCATION

Nestled in the dynamic and rapidly expanding Sapperton neighbourhood, the Property enjoys a prime location amidst green spaces, pedestrian-friendly pathways, restaurants, and retail establishments. The Royal Columbian Hospital, currently undergoing a three-phase redevelopment slated for completion by 2026, adds to the appeal of the area. The Property's charm is further accentuated by the adjacent Brewery District, serving as a catalyst for the mixed-use rejuvenation of the neighbourhood, attracting new dining options, a grocery store, and retail amenities.

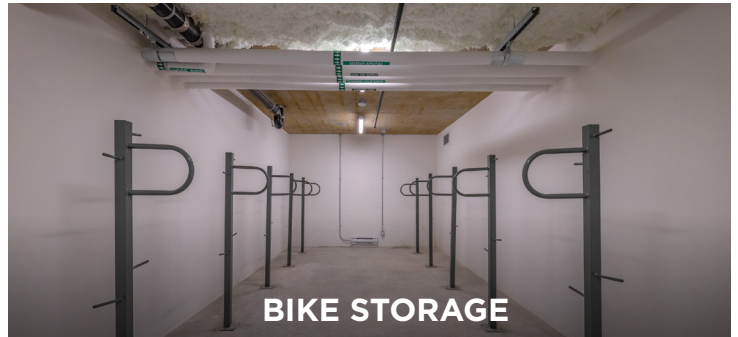
Situated in close proximity to the vibrant intersection of East Columbia Street and Sherbrooke Street, the Property holds a central position within the area. It is conveniently located on East Columbia Street, providing quick access with a 4-minute drive to Highway 1-A, a 5-minute drive to the Trans-Canada Highway, and an 8-minute walk to the Sapperton SkyTrain Station.



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PROPERTY PHOTOS



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