

350 - 522 SEVENTH STREET, NEW WESTMINSTER
TURN KEY PROFESSIONAL OFFICE UNIT

**FOR
SUBLEASE**



WILLIAM | WRIGHT

NATHAN ARMOUR
PERSONAL REAL ESTATE CORPORATION
nathan@williamwright.ca
604.545.0636

STATHIS MICHAEL SAVVIS
PERSONAL REAL ESTATE CORPORATION
savvi@williamwright.ca
604.545.0636





Turn Key Professional Office Unit



Fully Occupied Building



Two Built-out Private Offices



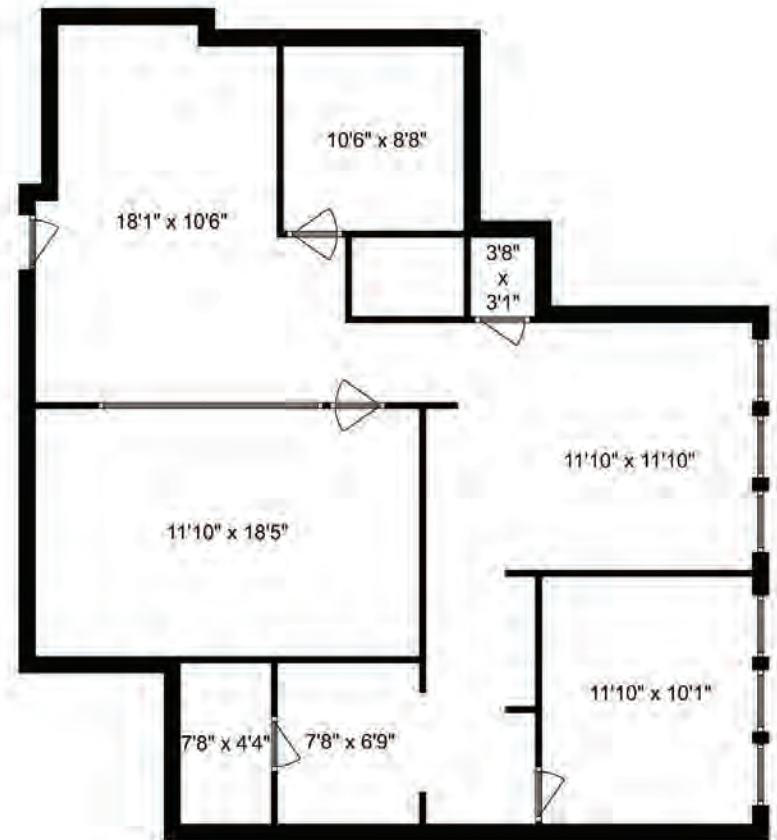
Central Location

Overview

Turn-key professional office space available for sublease in the Uptown neighborhood of New Westminster. This area is celebrated for its distinctive heritage and vibrant community. Located at 522 Seventh Street, the office unit is situated in a well-maintained building currently occupied by a real estate brokerage. The space includes a waiting area, two private offices, a large boardroom, and an open area equipped with four workstations. This location is ideal for a variety of businesses and services, benefiting from excellent public transportation options and a host of popular restaurants and amenities nearby.

Salient Facts

Size	± 1,108 SQFT
Zoning	C-2
Basic Rent	\$17.00/FT
Additional Rent	\$16.00/FT
Monthly Rent	\$3,052.50 + GST
Lease Expiry	October 31, 2027



Sizes are approximate and based on architectural measurements.





Location & Transit

New Westminister's Uptown area is located within walking distance from the nearest rapid transit station and provides local residents with ample commercial amenities and a strong sense of community. Designed in more of a "high street" fashion with a number of local tenants and the focal point of Royal City Centre, local residents can enjoy a pedestrian-oriented lifestyle. Area tenants include: Walmart, Save-On- Foods, Shoppers Drug Mart, White Spot, Tim Hortons, Royal Bank, CIBC, London Drugs, McDonald's, HSBC,

Starbucks, Vancity, Anytime Fitness, Dairy Queen, Dollarama, BMO and more. Integrated amenity base with retail, restaurant, financial services & recreational services within walking distance.

This location provides a high level of transit connectivity with direct links to multiple Skytrain stations, allowing for ease of access from Greater Vancouver and Fraser Valley communities.