320 - 522 SEVENTH STREET, NEW WESTMINSTER

1,329 SF OF FULLY IMPROVED PROFESSIONAL OFFICE SPACE

FOR LEASE

WILLIAM | WRIGHT

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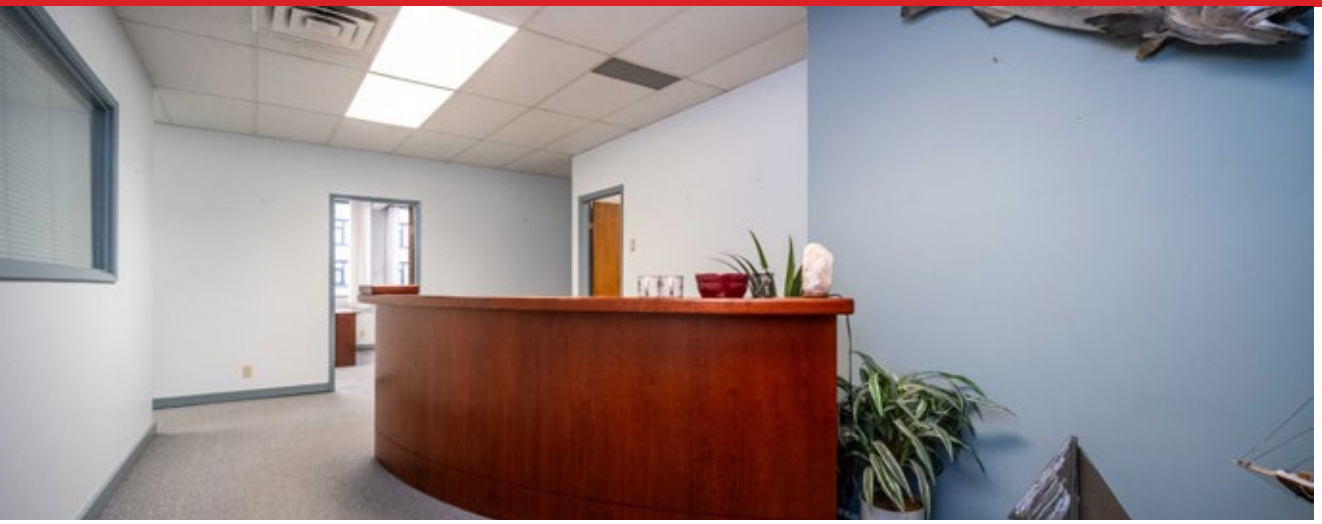
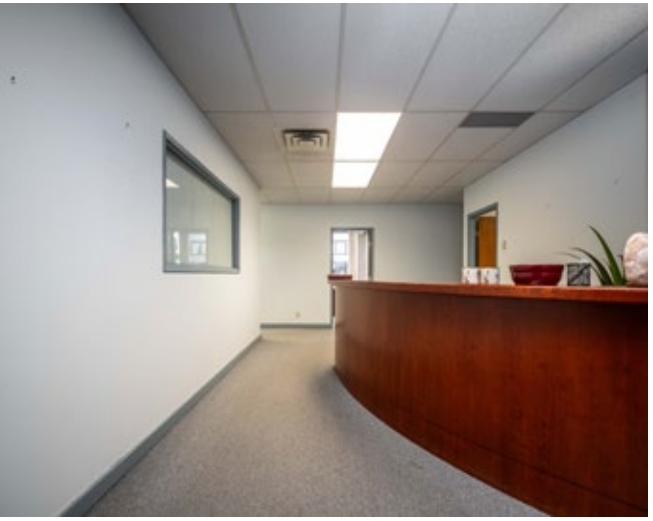
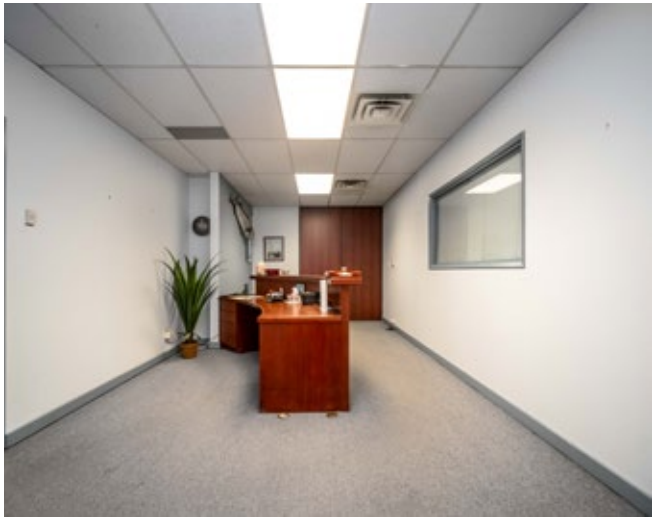






OVERVIEW

Opportunity to lease 1,329 sq. ft. of fully improved professional office space in the heart of Uptown New Westminster—a vibrant and walkable district recognized for its local character and strong business community.

This bright and efficient unit features a welcoming reception area, a private office/meeting area, and open work area suitable for a wide range of professional services.

Positioned along Seventh Street, the property benefits from excellent exposure and accessibility, surrounded by cafés, retail shops, and essential amenities—all within steps of Royal City Centre. With flexible zoning and on-site parking, this is an ideal setting for businesses seeking a convenient and connected location in one of Metro Vancouver's most established commercial hubs.

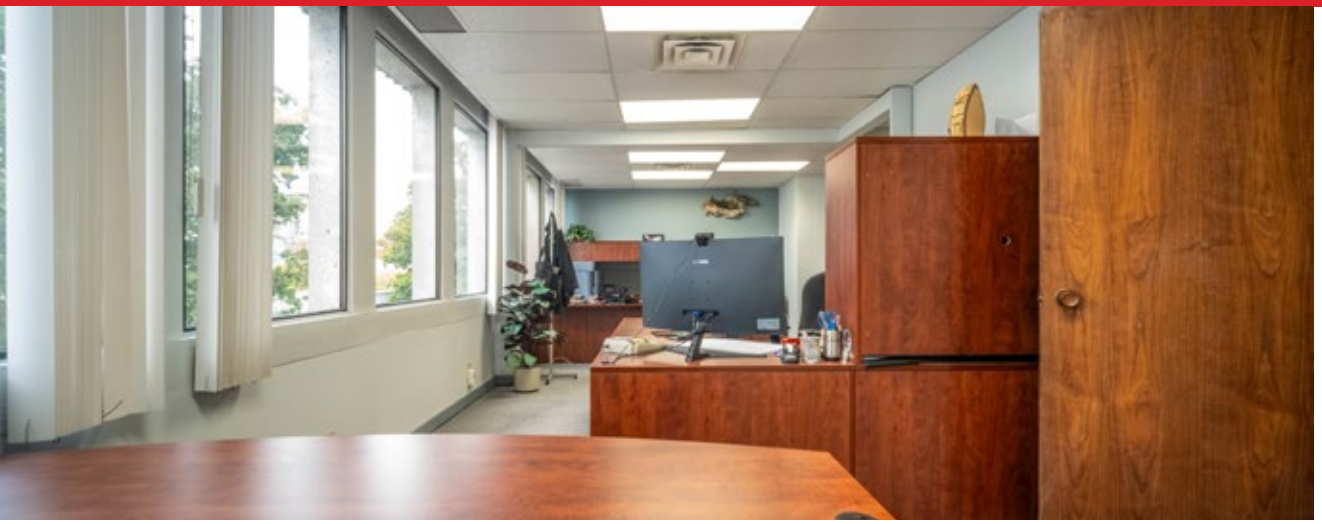
PROPERTY HIGHLIGHTS

Fully Improved Office

Centrally Located

Surface & Underground Parking

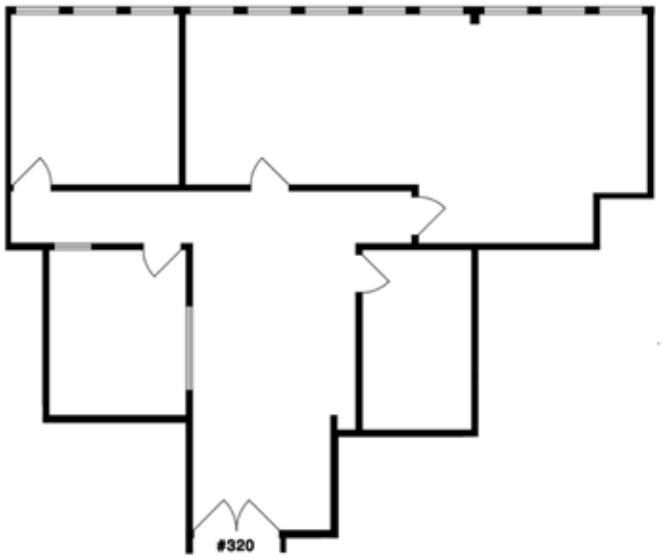
Abundant Natural Light



SALIENT FACTS

SIZE	± 1,329 SQFT
PARKING	Surface Parking: $70/month Secured Underground Parking: $75/stall
ZONING	C3
BASIC RENT	Contact Listing Agent
ADDITIONAL RENT	$18.54/SF
AVAILABILITY	April 2027

FLOORPLAN



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

ROYAL CITY CENTRE • 2 MIN DRIVE

SUBJECT PROPERTY DISTANCES

ROYAL CITY CENTRE	2 MIN DRIVE
METROPOLIS AT METROTOWN	18 MIN DRIVE
YVR AIRPORT	33 MIN DRIVE
DOWNTOWN VANCOUVER	40 MIN DRIVE

WALK SCORE **97**

BIKE SCORE **73**

LOCATION & TRANSIT

Situated in Uptown New Westminster, the property offers exceptional walkability and connectivity. Steps from Royal City Centre, tenants enjoy a mix of national retailers, banks, restaurants, and fitness studios.

The location is well served by public transit, with Frequent Bus service along Sixth and Eighth Streets providing a direct connection to the Columbia SkyTrain Station in just minutes. From there, commuters have seamless access to Downtown Vancouver, Burnaby, and Surrey.

FOR MORE INFORMATION CONTACT

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