



# FOR LEASE



## Second Floor Office Space

**107– 773 Sixth Street, New Westminster**  
**5,815 sq ft**

For more information, please contact

**Bobbi Crandall** Personal Real Estate Corporation

**778.773.5157**

REALTOR®

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# Executive Summary

## LOCATION

The building is situated on a prominent site of Sixth Street near the 8th Avenue intersection. Surrounded by key transportation infrastructure and connections, the subject property is ideally positioned from an accessibility standpoint within the busy commercial area of uptown New Westminster.

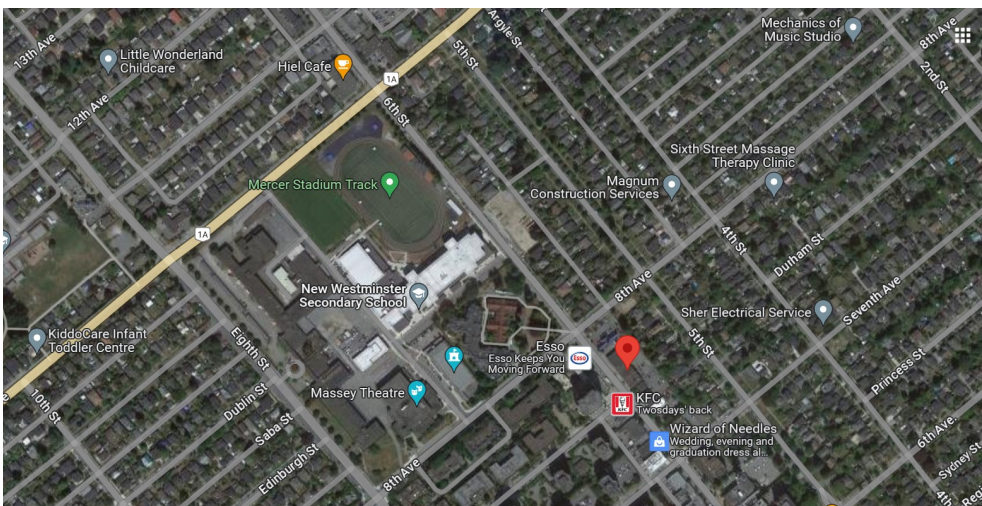
## OPPORTUNITY

This 5,815 sqft unit is a second floor walk up has its own dedicated stairwells for clients/staff and has 19 offices, 2 washrooms, reception, kitchen and more open space.

## RENT

Base Rate        \$13.00 psf per annum  
Op Cost Rate    \$14.85 psf per annum  
**Total Rent     \$13,495.65 + GST per month**

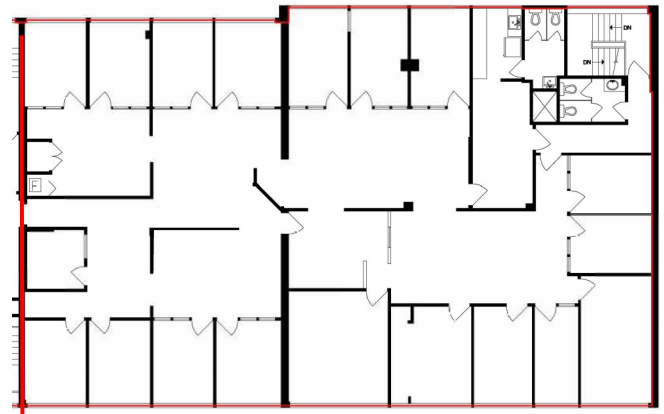
*\*Hydro is included*



## ZONING

C2 Community Commercial Districts

This zone provides for a wide range of general commercial uses including mixed use commercial businesses. Ask Agent for further details.



**Bobbi Crandall** PREC\*

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