



# ANVIL CENTRE OFFICE TOWER

NEW WESTMINSTER

11 8th St, New Westminster, BC V3M 3N7, Canada

**A Smarter Business Address**



**CUSHMAN &  
WAKEFIELD**





# A Workplace with Perspective

Anvil Centre Office Tower rises above the ordinary with floor-to-ceiling windows, efficient layouts and sweeping views of the Fraser River from every level. In the heart of downtown New Westminster, steps from the New Westminster SkyTrain Station and daily amenities, this is a workspace designed to keep teams inspired and business moving forward.





# Property Highlights

139,006 TOTAL SF

EXPANSIVE & FLEXIBLE  
FLOORPLANS



PANORAMIC  
VIEWS

CONNECTED TO THE  
ANVIL CENTRE



- ▶ Directly adjacent to the New Westminster SkyTrain Station
- ▶ Convenient walkability to dining, retail, parks, and local attractions
- ▶ Modern amenities include panoramic views of Fraser River, a rooftop terrace, state-of-the-art conference center, and bicycle parking



SUITE 1101 | 4,944 SF  
AVAILABLE: DECEMBER 1, 2025

Asking Rate: Contact Broker  
Operating Costs & Property Taxes (2025 est.): \$15.38  
(management fee excluded) psf per annum

- Reception and data room
- Kitchen and staff lounge
- 7 private offices and 7 open offices
- 1 large boardroom and 1 medium boardroom



SUITE 1101



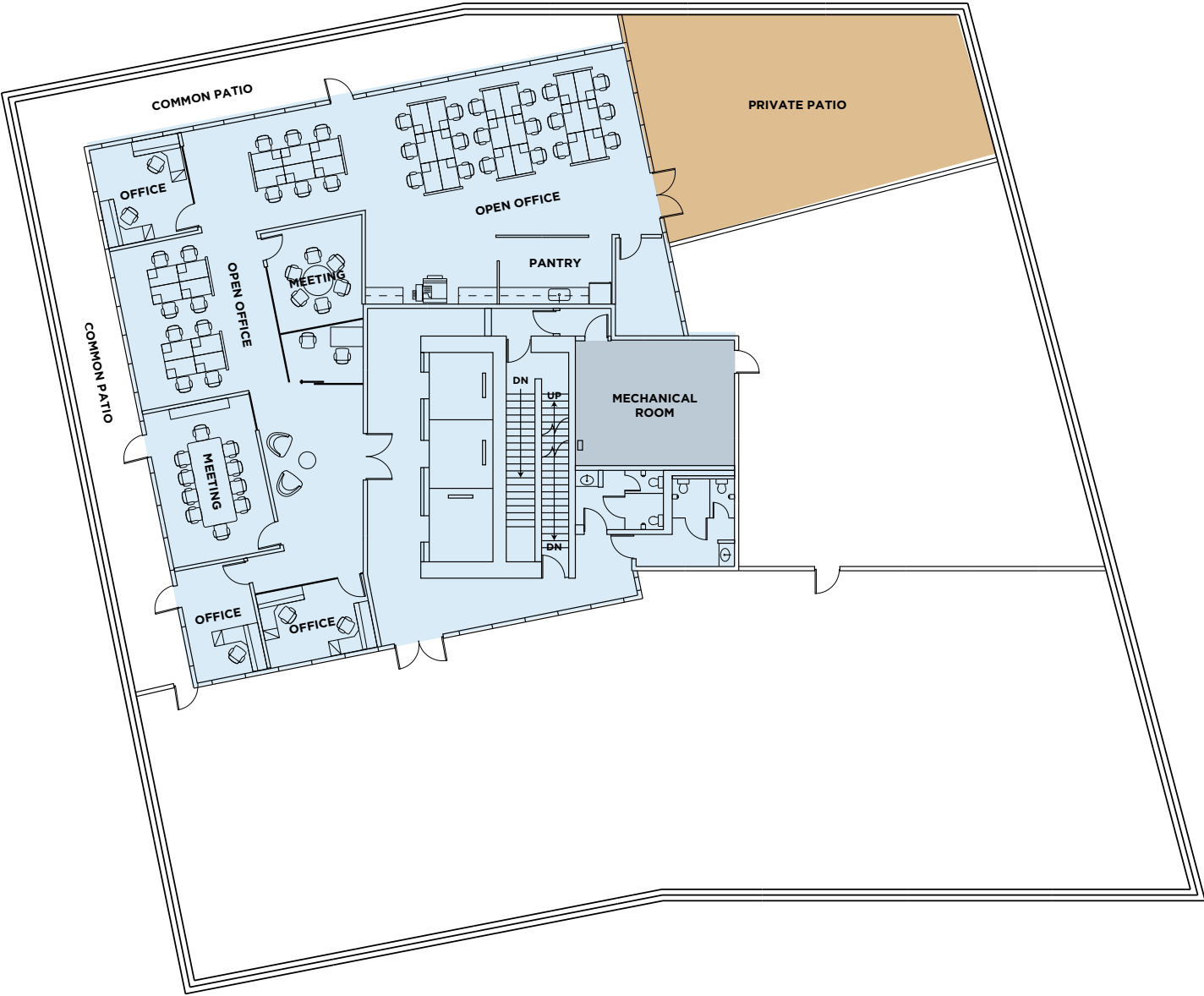
Available Office Suites



**SUITE 1402 | 3,663 SF (PENTHOUSE SUITE)**  
**AVAILABLE: OCTOBER 1, 2025**

Asking Rate: Contact Broker  
Operating Costs & Property Taxes (2025 est.): \$15.38  
(management fee excluded) psf per annum

- Reception
- Copy area & Kitchenette
- 1 large boardroom and 1 medium boardroom
- 2 meeting rooms or offices
- 2 offices and open area for workstations
- Private balcony with North and East views



**SUITE 1402**



Available Office Suites



# Designed with Intention

Everything you need is built into the experience at Anvil Centre. From smart layouts to thoughtful touches, this dynamic workplace is designed to keep you clear-headed, in motion, and a step ahead throughout the day.

- ▶ Efficient, column-free floorplates
- ▶ 9 ft. floor-to-ceiling windows with Fraser River views
- ▶ Rooftop terrace
- ▶ Secure underground parking
- ▶ Showers and locker facilities
- ▶ Secure bike storage
- ▶ Convenient access to Anvil Centre
- ▶ Ground-floor retail space
- ▶ Keyless card access
- ▶ Access to the City of New Westminster's BridgeNet dark fibre network







# At the Edge of it All

Whether you're walking, driving, or taking transit, getting to Anvil Centre is easy. The building is centrally located in downtown New Westminster, steps from the SkyTrain and surrounded by restaurants, bars, coffee shops, and waterfront trails. From the daily commute to a quick lunch break or post-work meetup, the location delivers convenience in every direction.

WALK SCORE: 95   TRANSIT SCORE: 82

## DRIVE TIMES

**11** MIN

Surrey

**17** MIN

Burnaby

**23** MIN

Vancouver  
International  
Airport

**40** MIN

Downtown  
Vancouver







  
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