



OFFICE SPACE FOR LEASE

UNITS RANGING FROM

**1,400 to
1,900 sq. ft.**

601 Sixth Street, New Westminster

Located at the Corner of Sixth Street & Sixth Avenue
in Uptown New West

uptowncentre.ca



BUILDING INFORMATION



Building Amenities

- Bike Room
- Showers & Lockers
- Rooftop Patio
- Customer Parking
- Secure Staff Parking
- Electric Vehicle Charger



Building Features

- Efficient Floorplates
- 9 Foot High Ceilings
- First Class Interior Finishes
- Floor to Ceiling Exterior Glazing



Building Systems

- 4 Pipe Fancoil Air Conditioning
- LED Lighting
- Card Access System
- Telecommunications
- Security & CCTV

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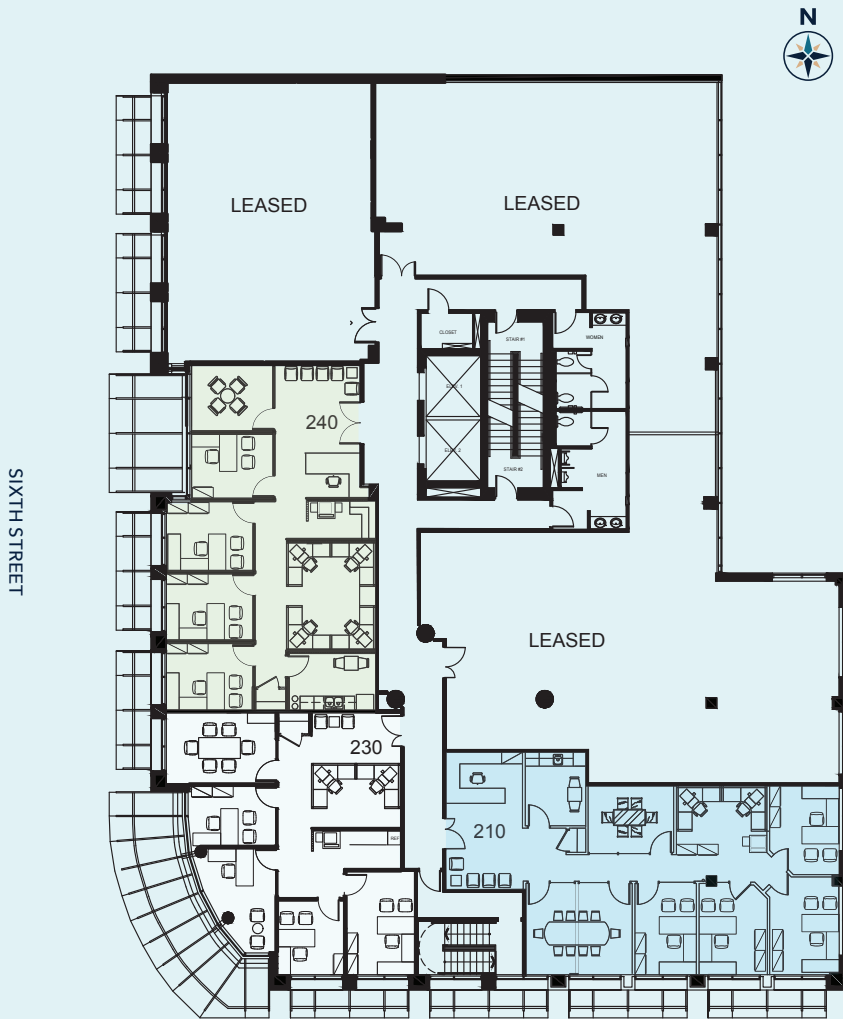


2ND FLOOR

Size Range
1,400 to 1,900 sq.ft.

Parking
\$80/stall

Operating Cost & Taxes
\$18.53 (2023 estimate)



Floor plans are conceptual only. Interior partitioning can be changed to suit.





Area Amenities

Uptown Centre is located at the key intersection of Sixth Street and Sixth Avenue in the heart of New Westminster's vibrant Uptown commercial district.

Coffee Shops

- 1 Waves Coffee
- 2 Blenz Coffee
- 3 Tim Hortons
- 4 Starbucks

Restaurants

- 5 Rocky Point
- 6 The Chopped Leaf / Yianni's Greek Taverna
- 7 Subway
- 8 McDonald's
- 9 White Spot
- 10 Dairy Queen

Banks

- 11 TD Canada
- 12 Vancity
- 13 CIBC
- 14 BMO
- 15 RBC
- 16 HSBC
- 17 Scotiabank

Shops

- 18 BCAA
- 19 London Drugs / Post Office
- 20 Shoppers Drug Mart
- 21 Winners
- 22 Walmart
- 23 Save On Foods

Fitness

- 24 Planet Fitness
- 25 Anytime Fitness

WE ARE BUILDING SUCCESS

Uptown Property Group is a Vancouver based company that develops, owns, and manages high quality office buildings in New Westminster and downtown Vancouver.

Our buildings are maintained to first class standards, anchored by high profile retailers, and offer the best location in their markets.

We provide first-class property management services to our clients and strive to exceed their expectations; building engineering, maintenance, and janitorial services are all provided by our staff, on-site, and on-demand.

We know that owning an office building is like running a business: you need to be hands-on and in control in order to be successful.

For more information, please contact:



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PROPERTY GROUP

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