

OFFICE FOR LEASE

Columbia Square Plaza

1001 Columbia Street, New Westminster, B.C.

FULL BUILDING OPPORTUNITY: 21,898 SF

OFFICE: 3,000 - 13,136 SF

GROUND FLOOR: 8,762 SF

TENANT IMPROVEMENT ALLOWANCE AVAILABLE



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DEVELOPMENT

Opportunity to lease premium office space in the heart of Downtown New Westminster, with the added flexibility of a full-building opportunity. The property offers two contiguous office floors on the 2nd and 3rd levels, totaling 13,136 SF, with flexible demising options starting from approximately 3,000 SF. The 2nd floor and 3rd floor have windows on all sides allowing for exceptional natural light, and elevator access directly from both the main entrance and underground parkade. The 3rd floor is further enhanced by private balconies. Ground floor retail availability offers the unique ability to secure a full-building presence, with direct frontage onto Columbia Street, just steps away from New West SkyTrain Station.

SALIENT DETAILS

Size: 2nd Floor: ~3,000 - 7,032 SF
3rd Floor: 6,104 SF
Retail: 8,762 SF
Total: 21,898 SF

Timing: Immediate

Net Rent: Contact Listing Agents

Additional Rent: \$19.10 PSF (2026 est.)

Parking: Over 60 underground stalls + surface stalls



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HIGHLIGHTS



Services a population of 96,785 people within a 3km radius, projected to grow another 6.2% by 2025



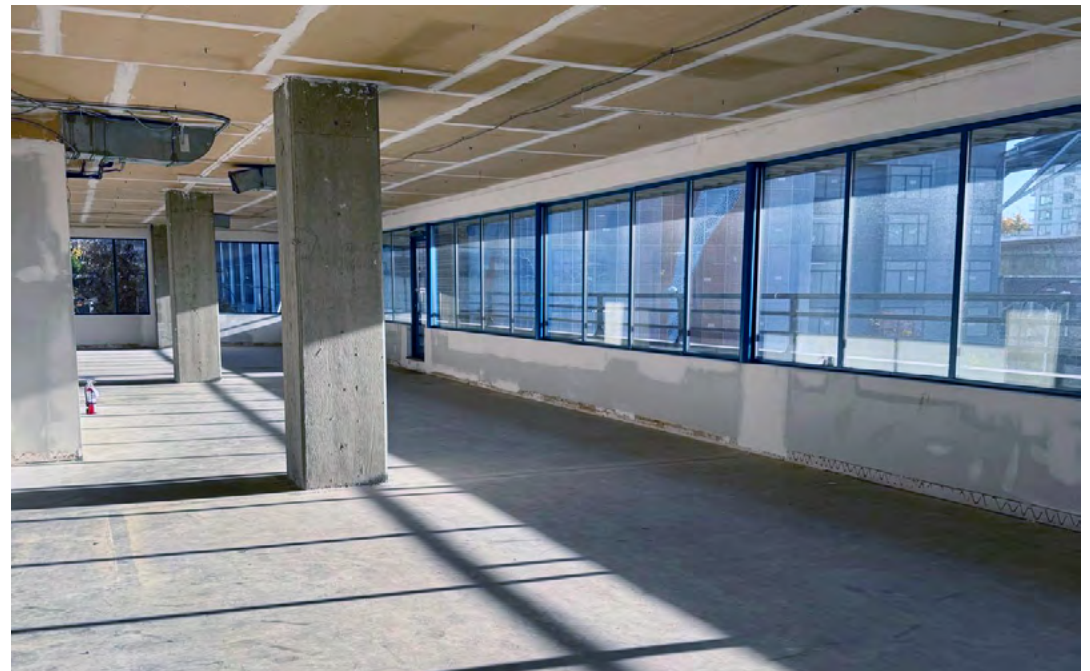
1,027 feet of frontage along Columbia Street, with total daily traffic counts over 40,000



High visibility along Columbia Street



High growth, under-served area of New Westminster



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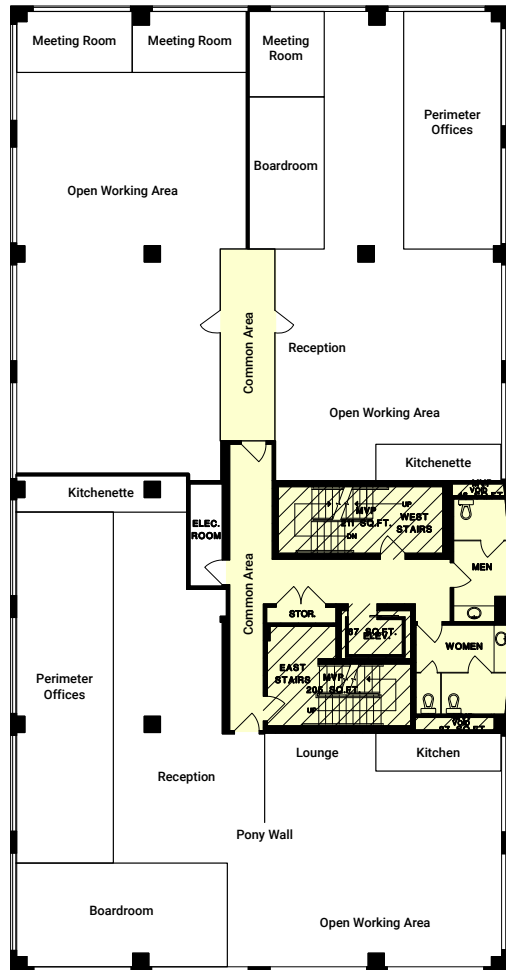
SITE PLAN



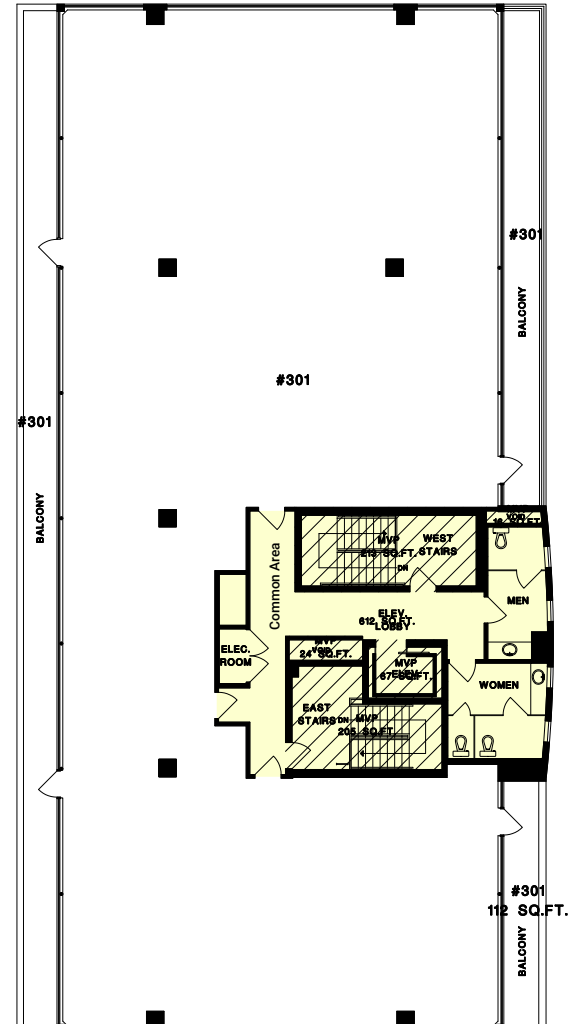
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2ND FLOOR - POTENTIAL DEMISING / TEST FIT



3RD FLOOR



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AREA DEMOGRAPHICS

| 2024 Demographics | 1 KM | 3 KM | 5 KM |
|-----------------------------|--------------------------------|----------------------------------|----------------------------------|
| Average Household Income | \$105,223 | \$117,509 | \$118,256 |
| Total Population | 2024 - 27,770 2029 - 32,866 | 2024 - 106,953 2029 - 118,110 | 2024 - 255,783 2029 - 276,660 |
| Total Households | 2024 - 13,394 2029 - 15,680 | 2024 - 41,783 2029 - 45,993 | 2024 - 91,217 2029 - 98,282 |
| Population Growth 2024-2029 | 18.40% | 10.40% | 8.20% |



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