



# 625 5th Avenue

New Westminster, BC

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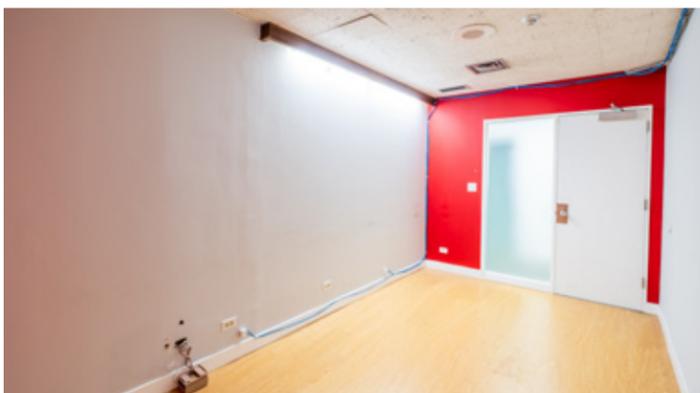
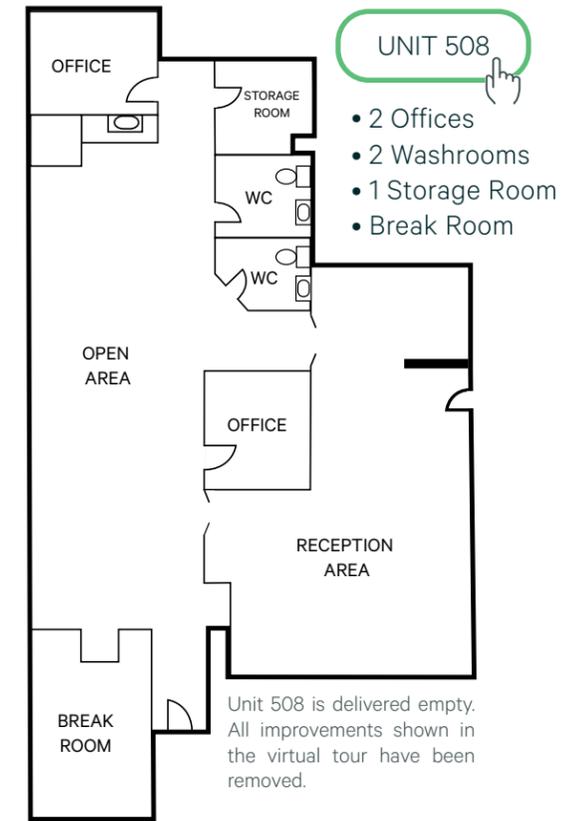
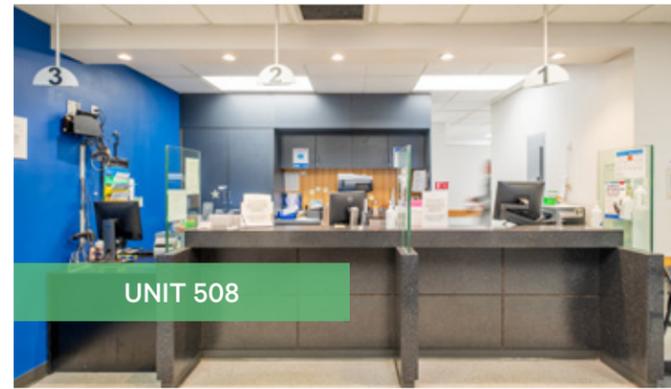
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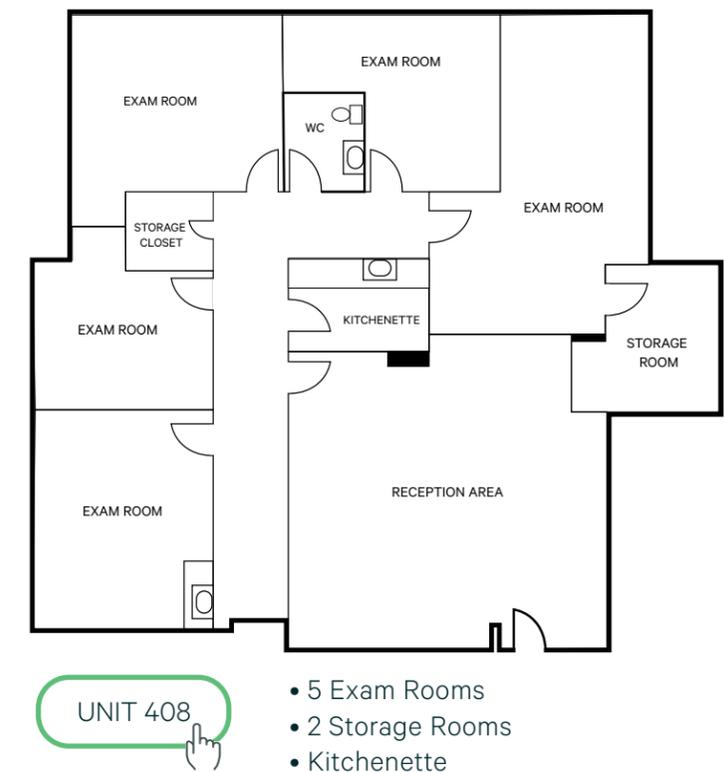
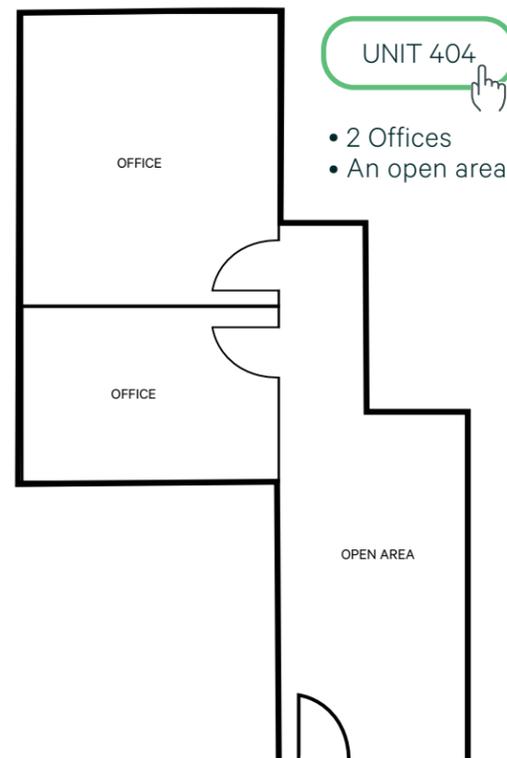
# Opportunity

Discover a versatile lab and clinic space at 625 5th Avenue. Featuring modern infrastructure, adaptable layouts, and excellent transit access, this prime location is ideal for medical, research, or innovative businesses seeking functionality and convenience in a thriving community.

- Available Area:** Unit 404 - 527 SF  
Unit 408 - 1,392 SF  
Unit 508 - 2,347 SF
- Asking Net Rent:** Contact Listing Agent
- Additional Rent:** \$17.57 per sq. ft (2025 est.) includes utilities and janitorial
- Available:** Immediately
- Building Hours:** Monday - Friday: 6 AM to 6 PM  
Saturday: 6 AM to 6 PM  
Sunday: Closed



Floor plans are based on Matterport data and may contain minor inaccuracies. It is intended for illustrative purposes only.



# Office Space | For Lease

625 5th Avenue  
New Westminster, BC



## Thriving Business Hub

Uptown is home to medical, legal, and professional services, creating strong referral networks.



## Parking

Surface & underground lots managed by Impark with no lease restrictions.



## Central Connectivity

18-minute walk to New Westminster SkyTrain Station  
Multiple bus routes within 2-minute walk (101, 106, 123, 155)



## Convenient Parking Locations

Belmont surface lot & Seventh underground lot

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