

OFFICE FOR LEASE

Columbia Square Plaza

1065 Columbia Street, New Westminster, B.C.

5,470 SF

OF BUILT OUT OFFICE SPACE



Jack Allpress

Personal Real Estate Corporation
Senior Managing Director Investments & Leasing
(604) 638-1975
JAllpress@MarcusMillichap.com

Claudia Claasen

Director Investments & Leasing
(604) 834-6680
Claudia.Claasen@MarcusMillichap.com

Robert Hamilton

Senior Director Investments & Leasing
(604) 398-2773
RHamilton@MarcusMillichap.com

Marcus & Millichap

OFFICE FOR LEASE

Columbia Square Plaza

1065 Columbia Street, New Westminster, B.C.

DEVELOPMENT

Fully built-out second floor office space located in the highly active Columbia Square Plaza in the heart of New Westminster. The premises are currently tenanted by the Ministry of Children and Family Development and benefit from excellent accessibility, just a short walk to New Westminster SkyTrain Station. Columbia Square Plaza is a well-established retail and service hub featuring major tenants including Save-On-Foods, TD Canada Trust, BC Liquor Store, Starbucks, Boston Pizza, and Pharmasave, and offers ample secured gated and surface parking for tenants and visitors.

SALIENT DETAILS

Size: 5,470 SF

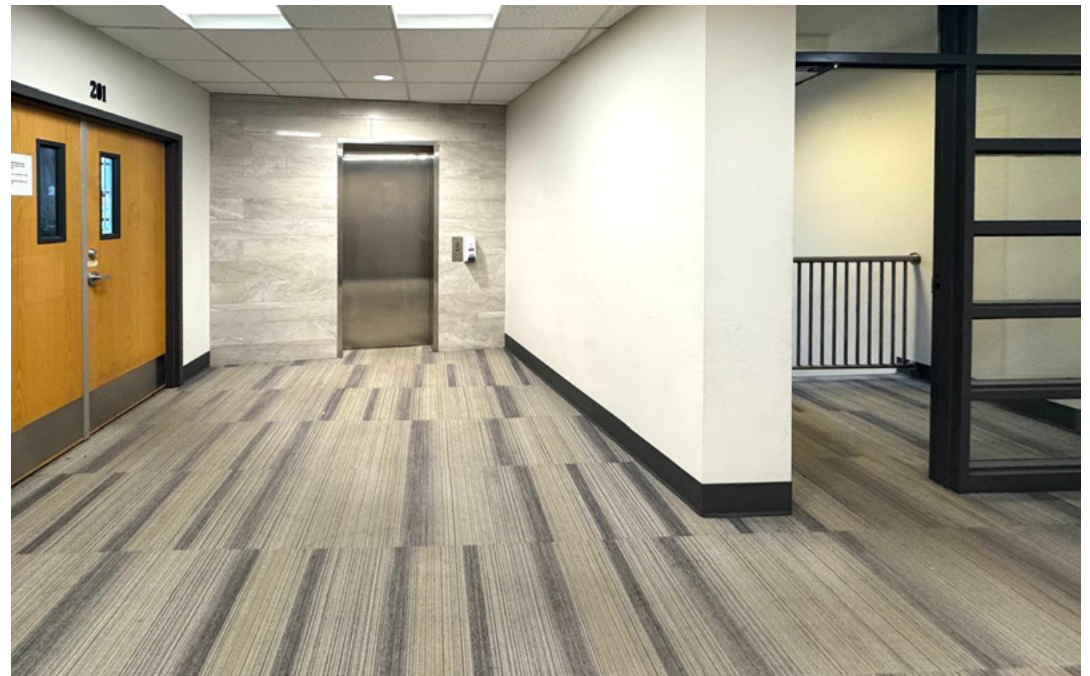
Available: June 1st, 2026

Net Rent: Contact Listing Agents

Additional Rent: \$21.17 psf (2026 ext.) + admin fee

Parking: Gated stalls at market rates + surface stalls on a FCFS basis

Build Out: 8 internal offices, 16 external offices, 2 kitchenettes, lunch room, filing room, boardroom, open working area, in suite washrooms, and a large reception



OFFICE FOR LEASE

Columbia Square Plaza
1065 Columbia Street, New Westminster, B.C.

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 and Royal Avenue



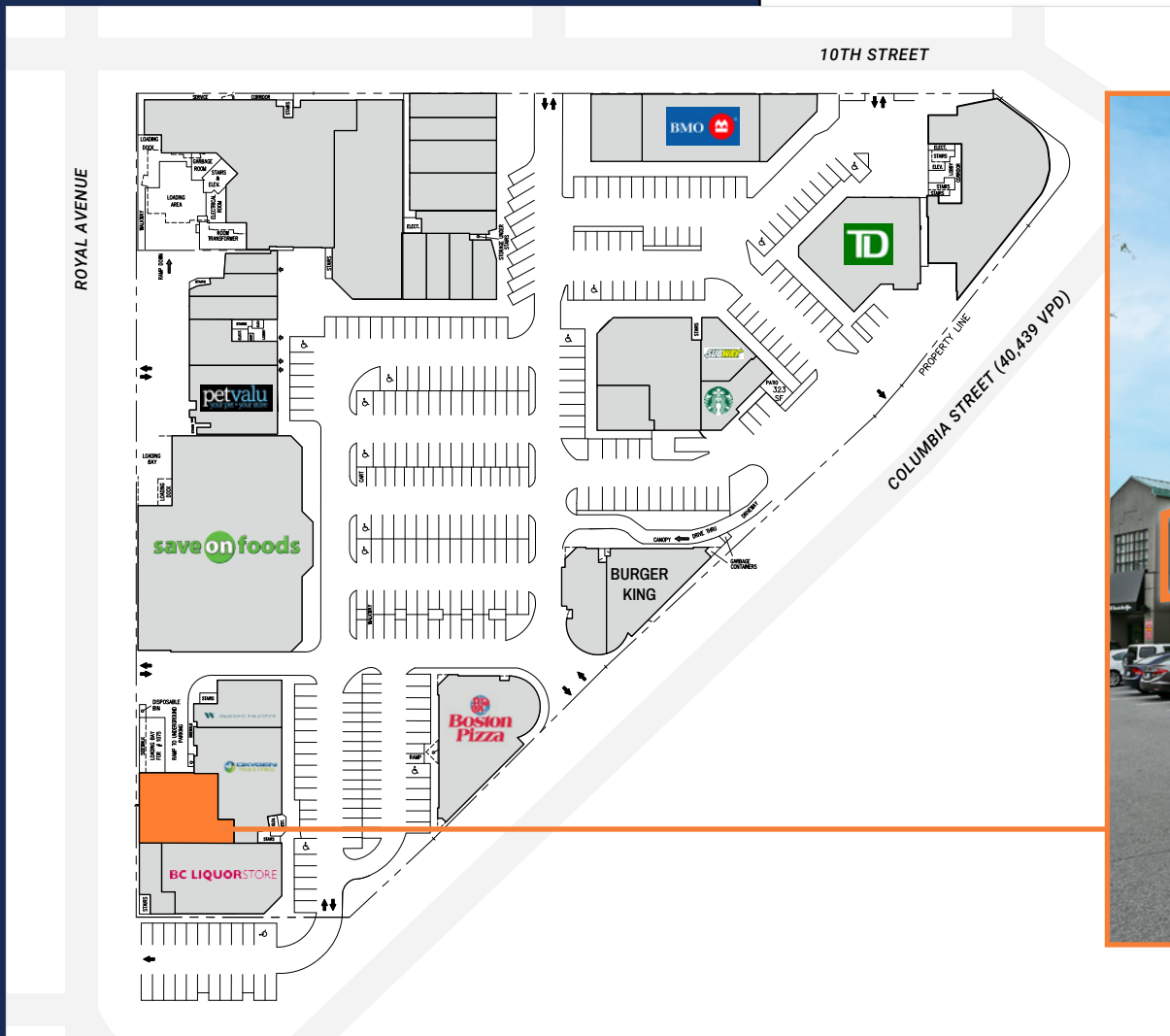
High growth, under-served area of New Westminster



OFFICE FOR LEASE

Columbia Square Plaza
1065 Columbia Street, New Westminster, B.C.

SITE PLAN



OFFICE FOR LEASE

Columbia Square Plaza
1065 Columbia Street, New Westminster, B.C.

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%



Marcus & Millichap

1100 - 1111 West Georgia Street
Vancouver, BC V6E 4M3

T (604) 638-2121
F (604) 638-2122

MarcusMillichap.ca

The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.