

**UNIT 250 - 610 SIXTH STREET, NEW WESTMINSTER**  
**OFFICE SPACE AT ROYAL CITY CENTRE WITH OPTIONS TO DEMISE**

**FOR  
LEASE**

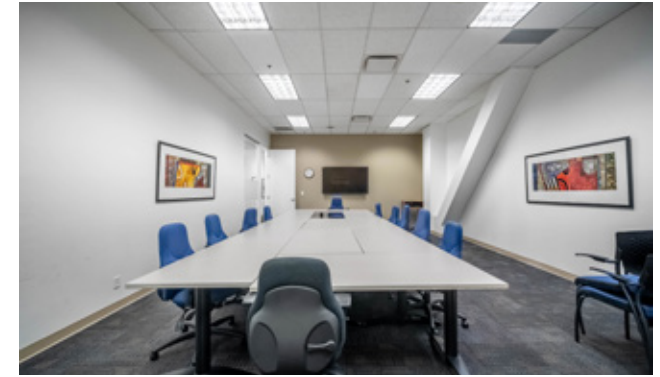


**WILLIAM | WRIGHT**

Commercial Real Estate Services

**MARK NEMISH**  
mark@williamwright.ca  
604.428.5255

**BIKRAM SINGH**  
bikram@williamwright.ca  
604.545.0636



**Located in major retail centre**



**Demised options available**



**Major anchor tenants**



**3 levels of underground parking**

## **OVERVIEW**

Rare Opportunity to lease 10,749 square feet that can be demised to a minimum of 2600 square feet to fit any businesses need. This office space is located on a high-profile intersection in New Westminster's Uptown Core. C-3 zoning allows for wide range of uses.

Royal City Centre is an enclosed community centre located in the heart of New Westminister. Surrounded by high density residential and store front community retail. The area contains the highest concentration of retail in the City in addition to other services and amenities such as medical, recreational and public service facilities. Anchored by 110,000 SF Walmart and Save on Foods, and home to a 37,000 SF Fraser Health clinic on the second floor. The centre is perfect for regional retail, service, food, neighborhood services, and office opportunities.



**SIZE**

+/- 10,749 SQFT

**PARKING**

Ample

**ZONING**

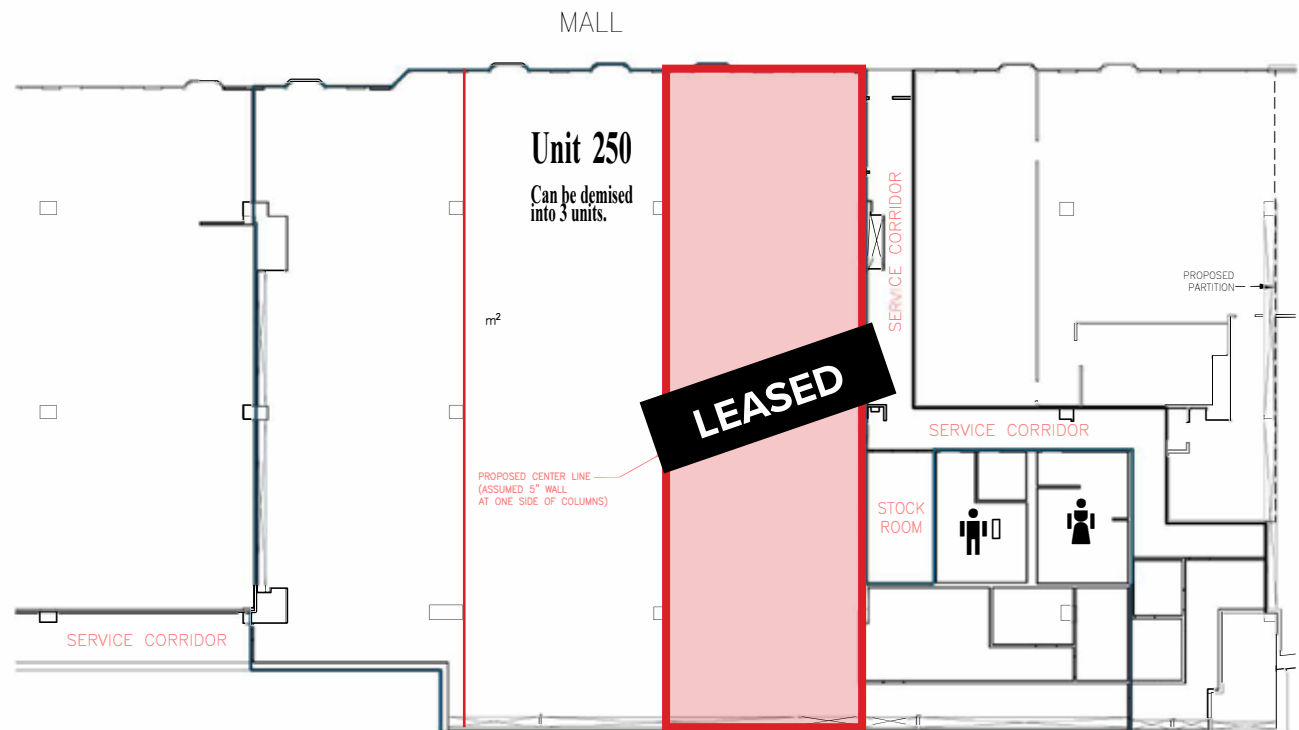
C-3

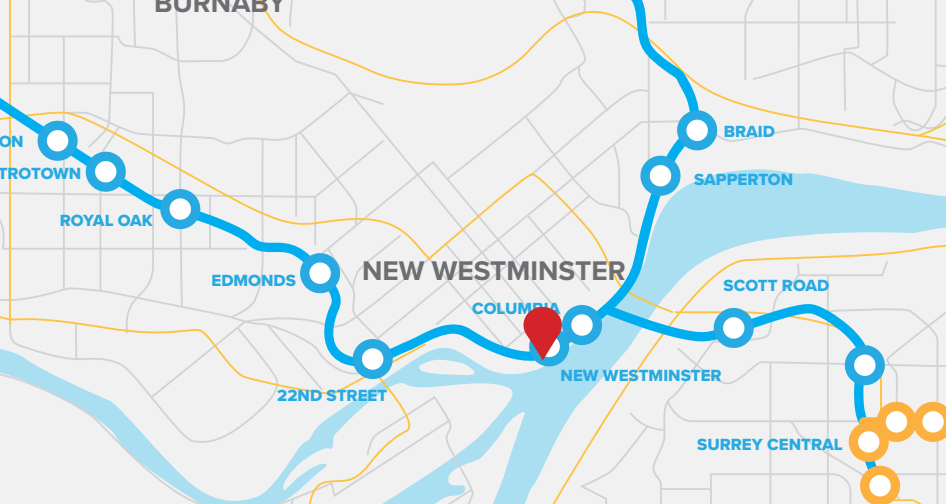
**BASIC RENT**

\$15.00/FT

**ADDITIONAL RENT**

\$11.92/FT





## LOCATION

The Subject Property is also conveniently positioned close to major bus routes with direct links to the SkyTrain stations and a short drive away from the Trans-Canada Highway and Lougheed Highway, connecting New Westminster to all of Metro Vancouver including the North Shore, Fraser Valley, and the Tri-Cities.



WALK SCORE

**87**



BIKE SCORE

**74**

**FOR MORE INFORMATION CONTACT**

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