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-serviced area of New Westminster

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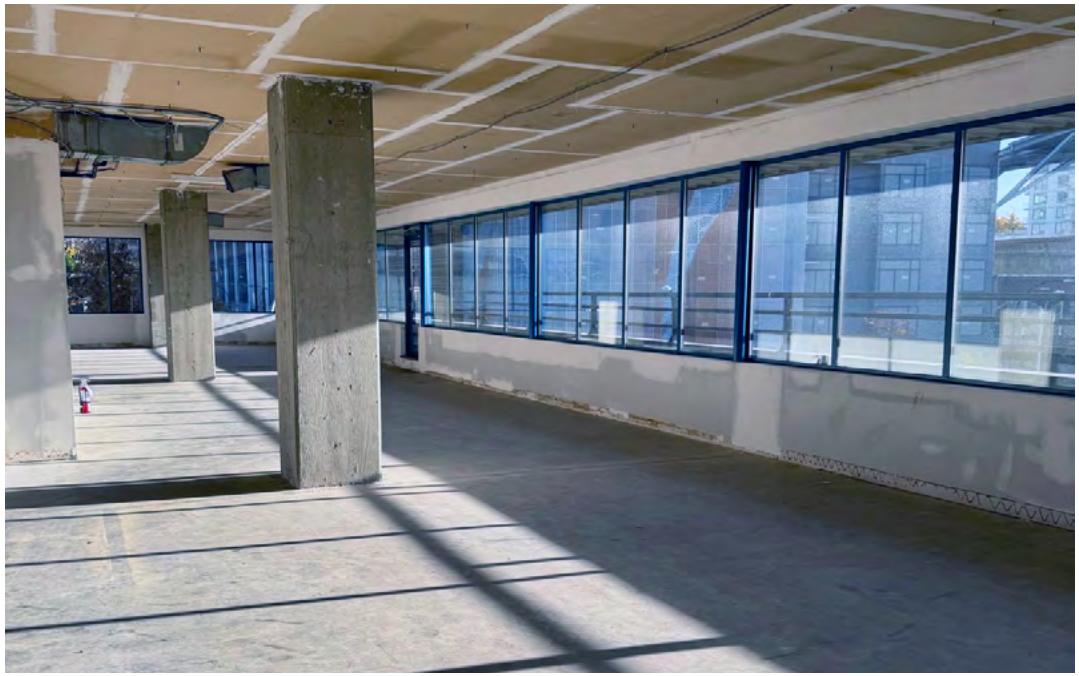

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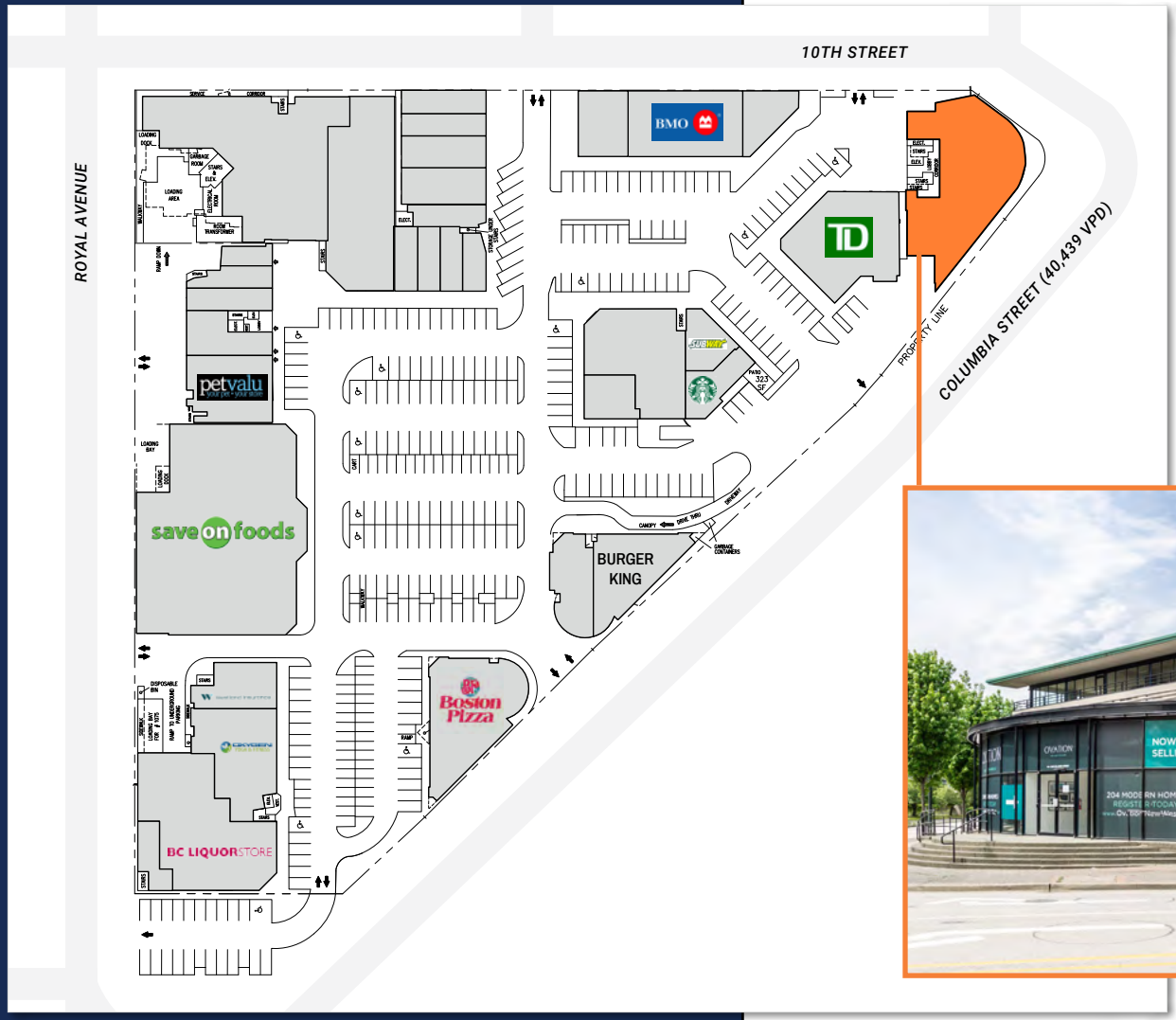
SITE PLAN



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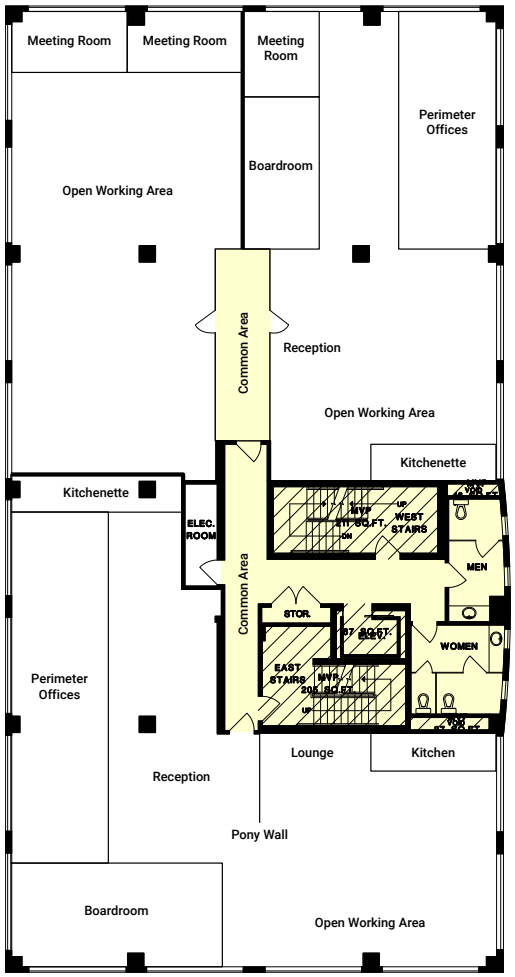
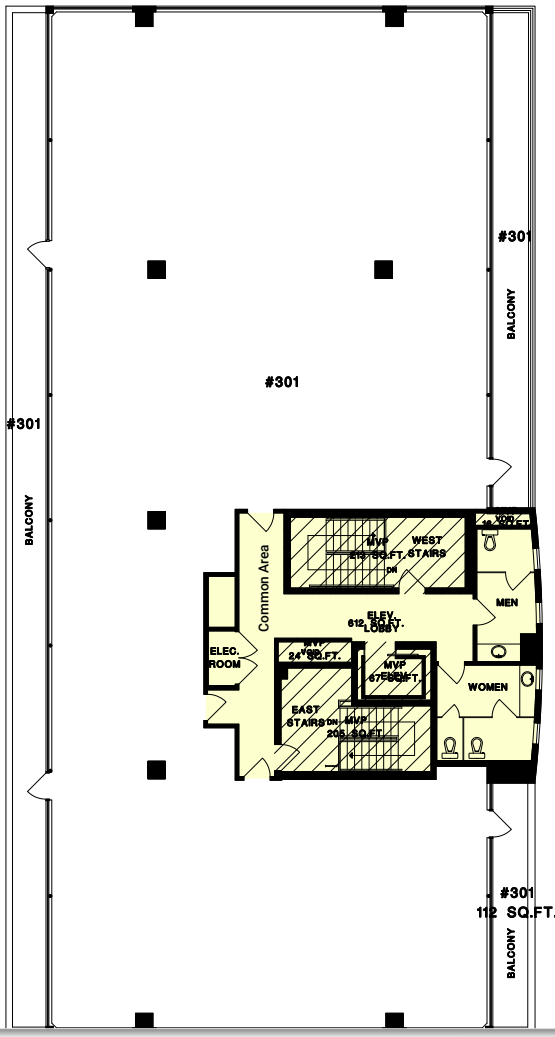
2ND FLOOR - POTENTIAL DEMISING / TEST FIT



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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