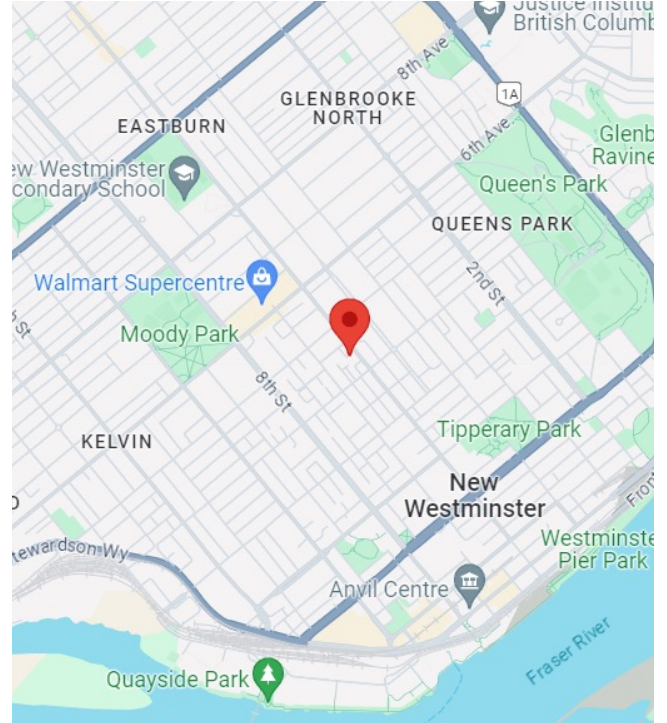


FOR LEASE

422 Sixth Street, New Westminster
3,838 - 11,600 SQF

**GREAT OFFICE
OPPORTUNITY**
IN THE HEART OF NEW WEST



ABOUT PROPERTY

Custom Realty is please to present a great opportunity to Lease three full floors in the active Uptown neighbourhood of New Westminster. Can be leased together or separate! Don't miss out the opportunity to be located in the heart of New Westminster with access to many amenities, restaurants, and several transportation options, including plenty of parking in the back of the building.

PROPERTY DETAILS

Land Size: 13,591 sq.ft.

Space available:

Basement: 3,864 sq.ft.

2nd Floor: 3,868 sq.ft.

3rd Floor: 3,868 sq.ft.

Total available: 11,600 sq.ft.

Zoning: C-3(C-3A)

Parking: Available at market rates.

Lease Rate: Contact Agent

Operating Costs: Contact Agent

CUSTOM 
Realty Ltd.

JOLENE FOREMAN

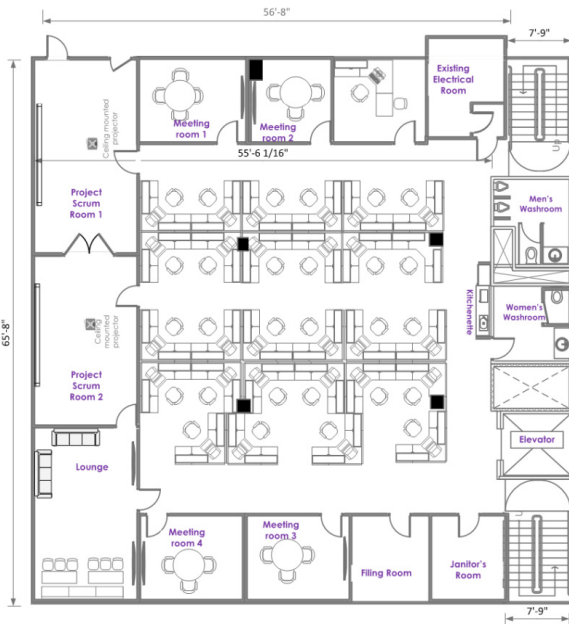
leasing@custom-realty.ca | 604.307.6597 | www.custom-realty.ca

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UNIT FEATURES

- Kitchenette area and private washrooms on each floor.
- Entire floor as the unit.
- Passenger elevator, front and back stairs for access.
- Big open spaces.
- Bright offices with large windows in two sides of each floor.
- Excellent location with lots of public transit possibilities, few minutes away from SkyTrain stations.
- Walk Score of 94, walking distance to SkyTrain, serviced by major bus routes and excellent amenities in the area.
- Well maintained property.
- Many restaurants, banks, and other amenities within walking distance including the Royal City Center shopping mall and Westminster Centre mall.

BASEMENT - 3,864 sq.ft.



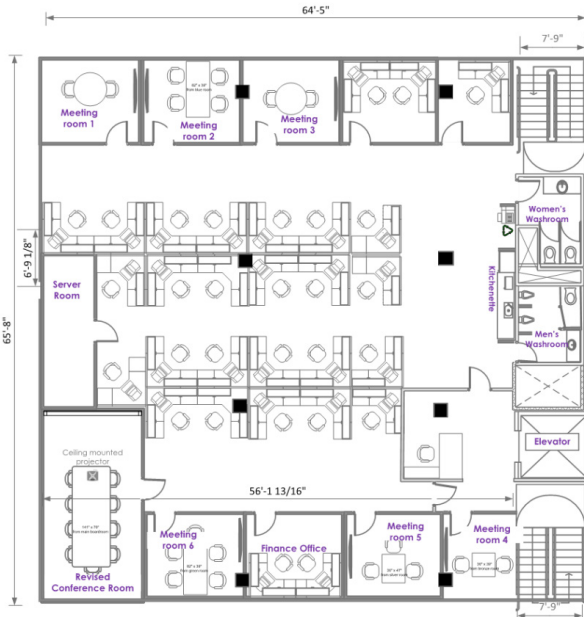
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2ND FLOOR - 3,868 sq.ft.



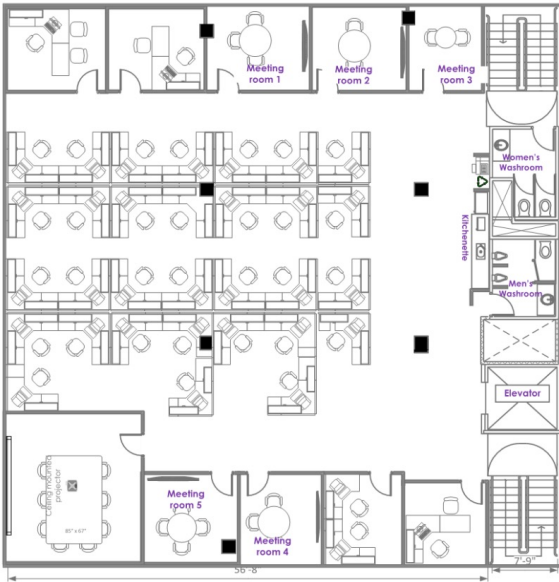
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3RD FLOOR - 3,838 sq.ft.



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