

# WILLIAM | WRIGHT

Commercial Real Estate Services

**1176 EIGHTH AVENUE  
NEW WESTMINSTER, B.C  
FOR LEASE**



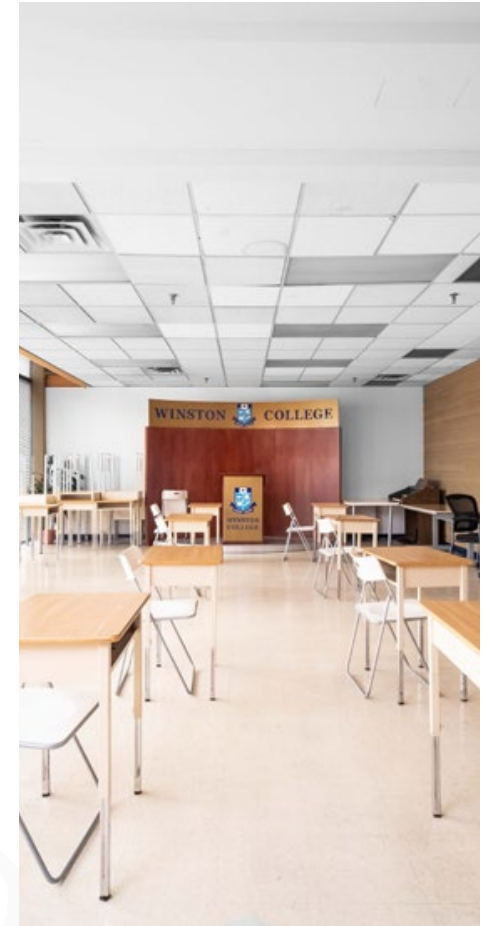
- MOVE IN READY
- STREET FRONT EXPOSURE
- BUSY TRAFFIC COUNT
- LOTS OF PARKING

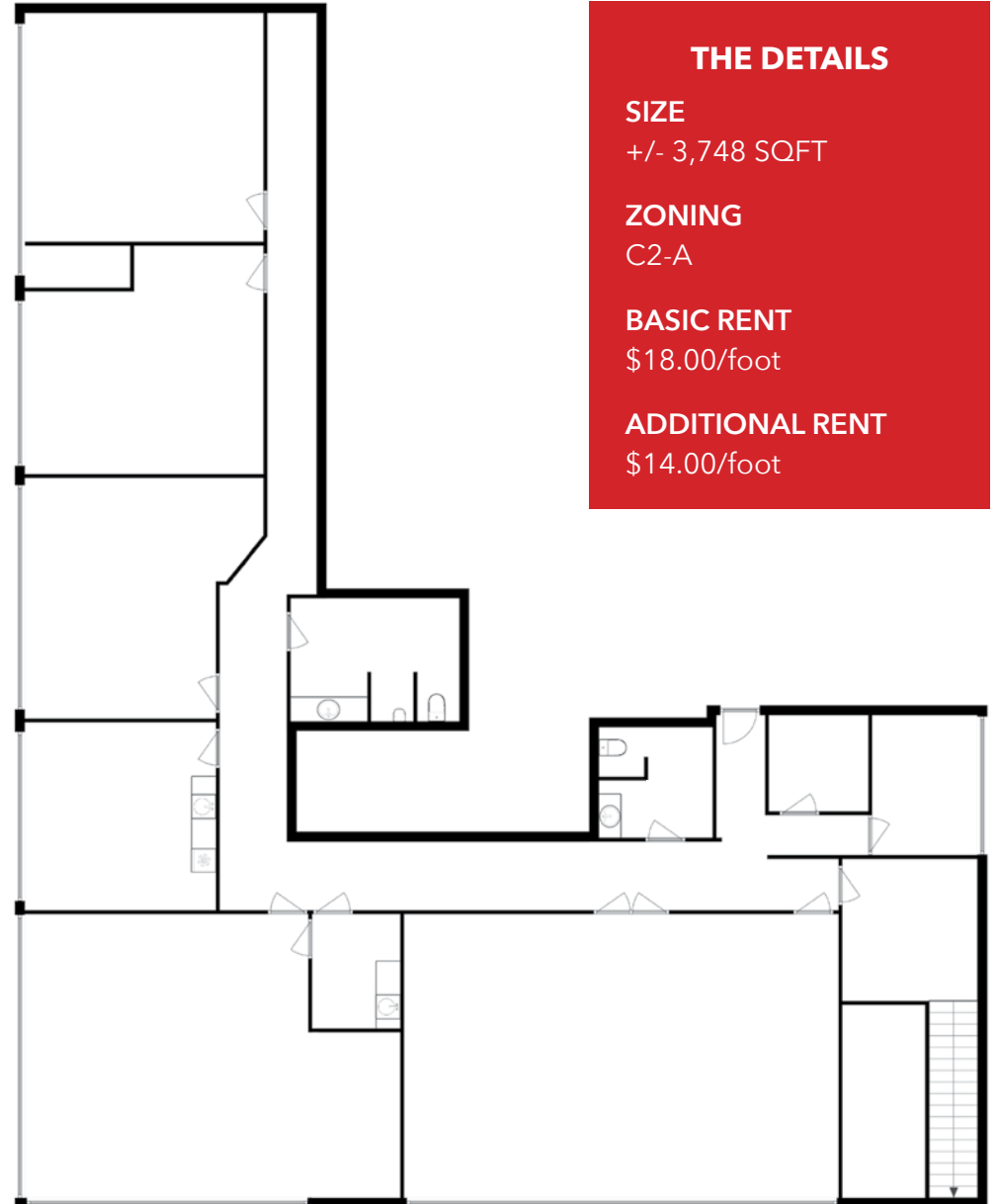
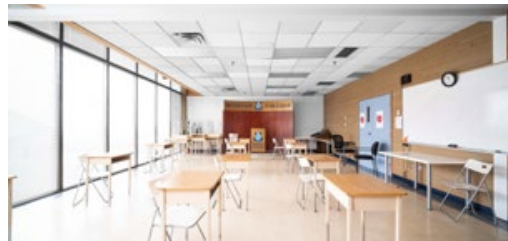
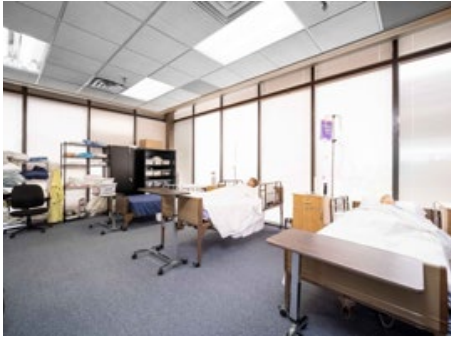
**FOR MORE INFORMATION CONTACT**  
WILL HALL / [will@williamwright.ca](mailto:will@williamwright.ca)  
**604.428.5255**

## OVERVIEW

This +/- 3,748 SFQT unit is fully built out with six large rooms, a ready made reception space, and two smaller offices. There are washrooms for your own private use. The floor to ceiling windows give the space a great feel. There is excellent exposure onto 12th Street with potential for signage on the building or on the windows. Winston College occupies the

other half of the top floor of the building. The ground floor is occupied by Community Savings Credit Union, a day care, and a Vietnamese restaurant. There is ample parking to the rear of the building for your employees and clients. This space would suit many different types of businesses. Current use is a medical training college.





## THE DETAILS

**SIZE**  
+/- 3,748 SQFT

**ZONING**  
C2-A

**BASIC RENT**  
\$18.00/foot

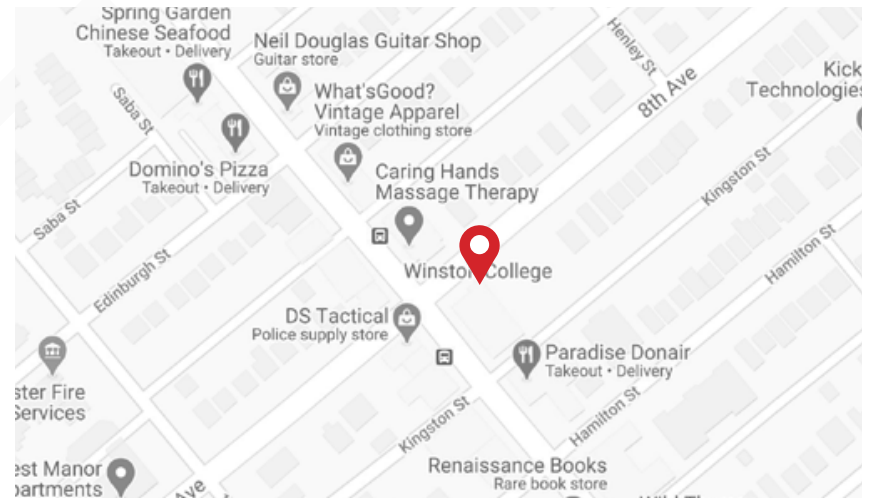
**ADDITIONAL RENT**  
\$14.00/foot



## LOCATION

As the oldest city in western Canada, New Westminster has a long and rich history. It is located on the right bank of the Fraser River as it turns southwest towards its estuary, on the southwest side of the Burrard Peninsula and roughly at the centre of the Greater Vancouver region. This location has great proximity to transit and easy access to Vancouver or the Fraser Valley. It is a transition neighborhood with good foot traffic and other local businesses that have been thriving.

Estimates & Projections	1km	3km	5km
Total Population	32,473	70,996	140,553
Total Households	14,543	34,235	63,562
Avg Household Income	+6.5%	+7.5%	+7.8%
Projected Avg Household Income	\$83,291	\$86,741	\$97,372



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