



BRAID STATION

97 Braid Street, New Westminister,
Vancouver, BC

RETAIL LEASING BROCHURE



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PROJECT SUMMARY

Braid Station, located on the Expo Line of Metro Vancouver's SkyTrain system, serves the Brunette Creek neighbourhood of New Westminister, close to the Coquitlam border. Strategically located near the intersection of Braid Street and Brunette Avenue, it acts as a vital transfer point for bus routes connecting New Westminister to the Tri-Cities.

- **High-Traffic Location:**
10,077 daily SkyTrain riders pass through this bustling station, connecting a dense residential area with a thriving light industrial park.
- **Thriving Surroundings:**
Situated near an Amazon Fulfillment Center, Urban Academy High School, and a new 34-story, 424-unit rental development, ensuring a steady stream of potential customers.
- **Convenient Access:**
Located outside fare gates for maximum exposure and ease of access for both commuters and the surrounding community.



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DETAILS

✦ Size: 452 SF

✦ Base Rent: Contact Listing Agent for Rent Details

✦ Additional Rent: Station Ops - \$5.00
PTax - \$12.53 PSF (Est. 2024)
TOTAL: \$17.53 PSF (Est. 2024)

✦ Improved unit ready for immediate occupancy and customization to suit your business needs.

✦ Available Immediately

✦ 10,077 Riders/ Day + connection to 6 Bus Routes

AREA TENANTS

T&T Supermarket



amazon fulfillment



ROYAL
COLUMBIAN
HOSPITAL

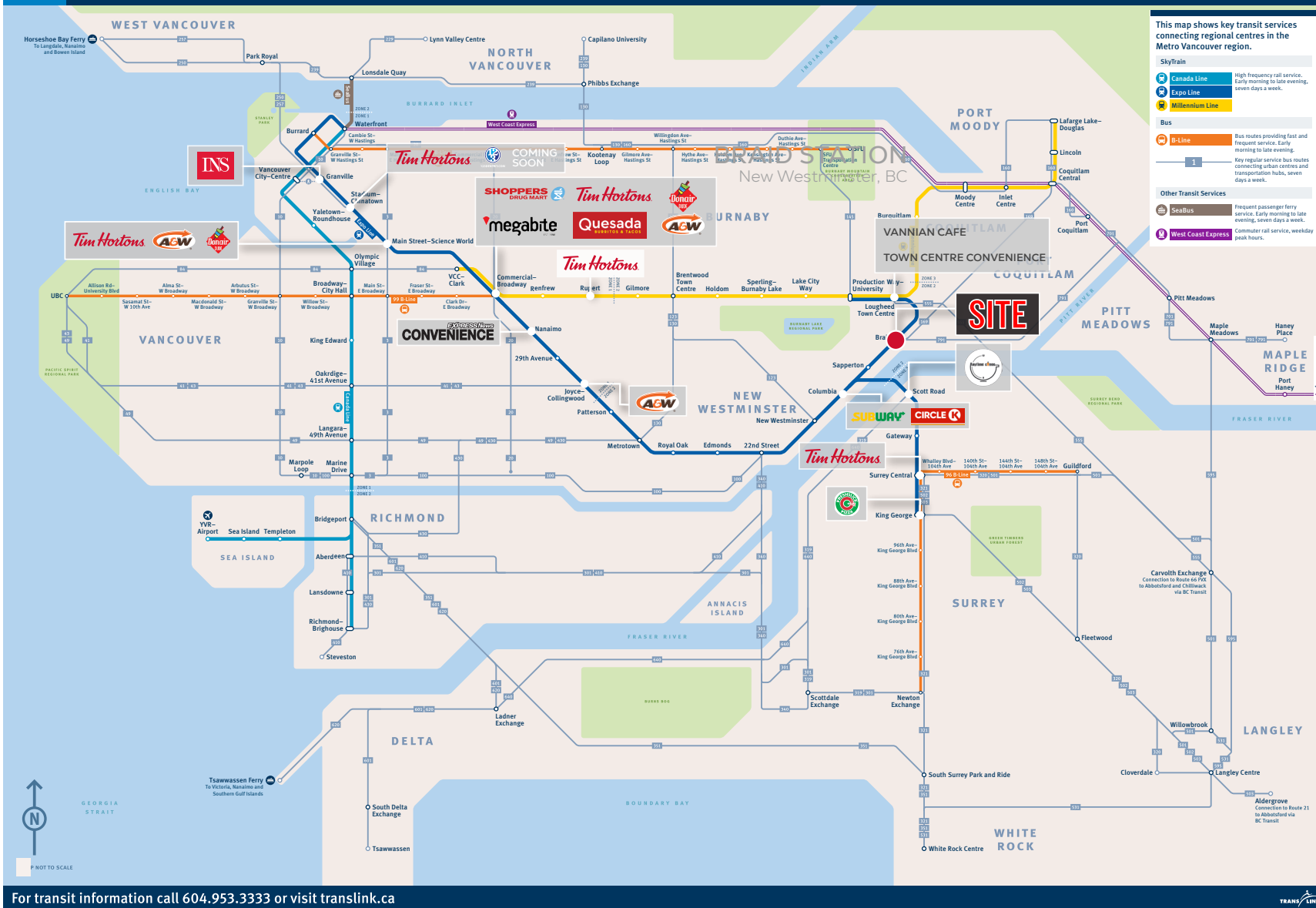
CONTACT

NANCY BAYLY

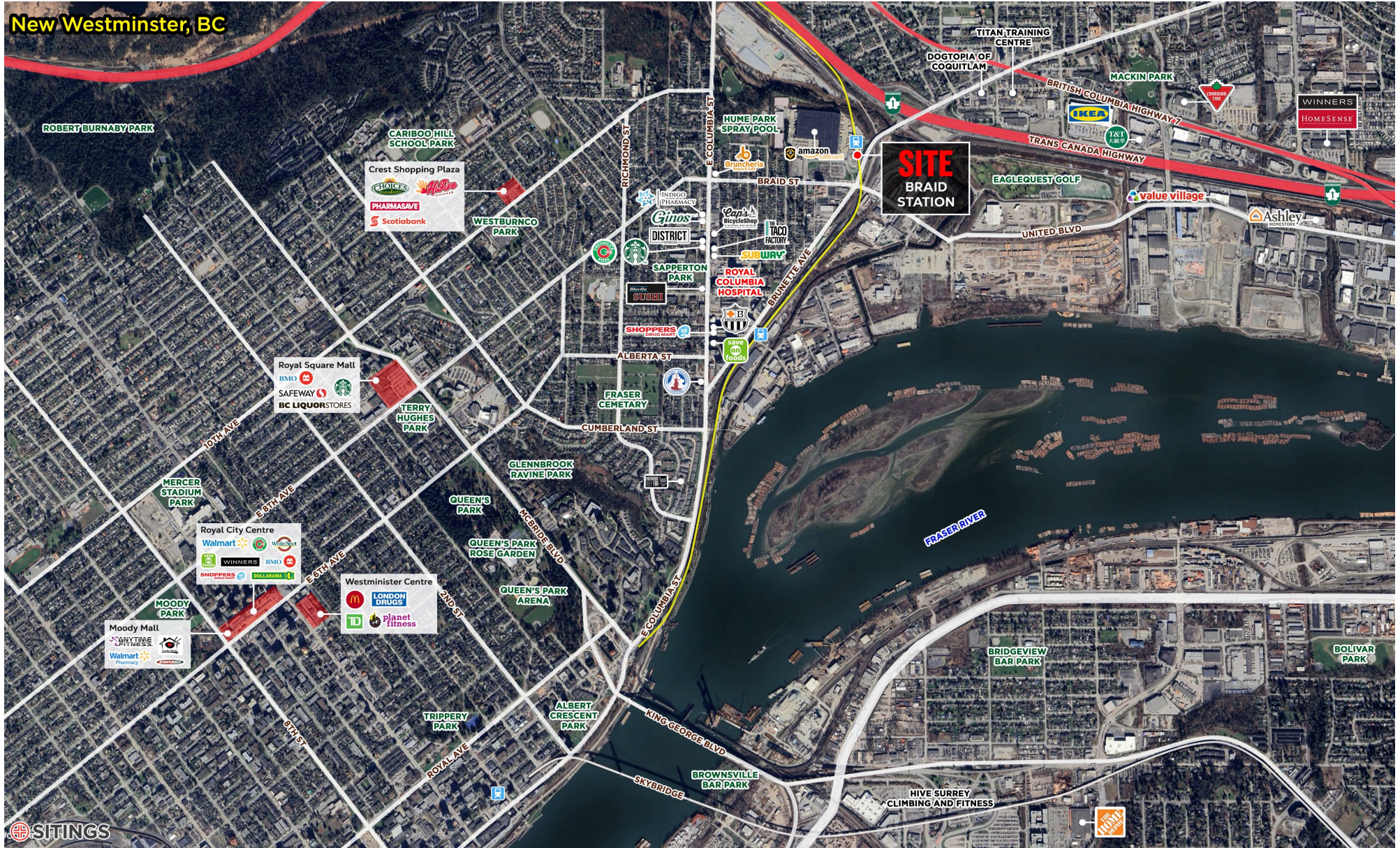
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T Key Regional Transit Connections

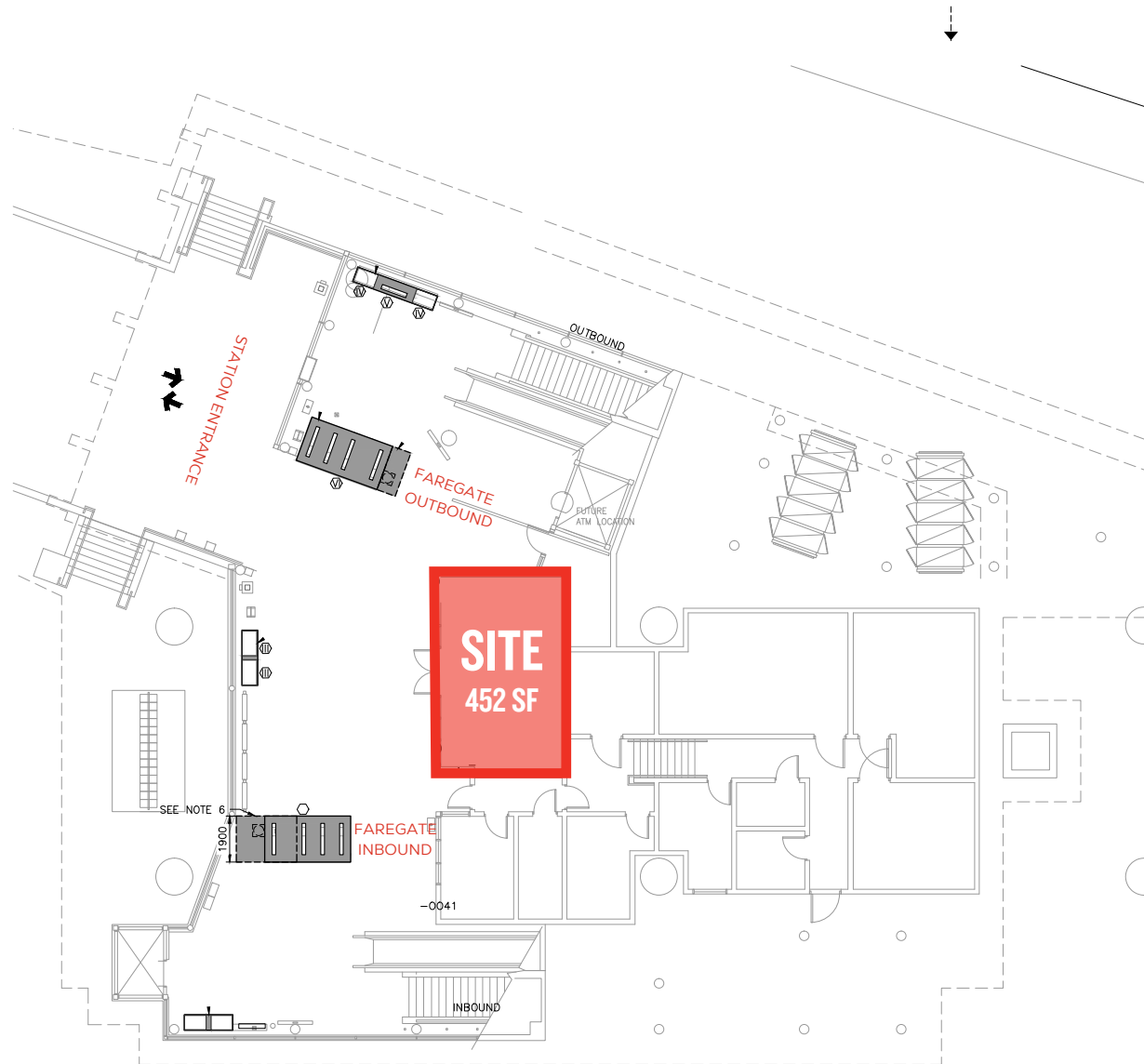


AERIAL



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FLOOR PLAN



PHOTOS

