



# 102-93 6TH STREET

New Westminster, BC

LEASING BROCHURE



SITINGS REALTY LTD.

SITINGS.CA / 604.684.6767

1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

**LIAM MARCH**

Senior Associate

604.628.2583

liam@sittings.ca

**DAVID KNIGHT**

Personal Real Estate Corporation

604.416.5581

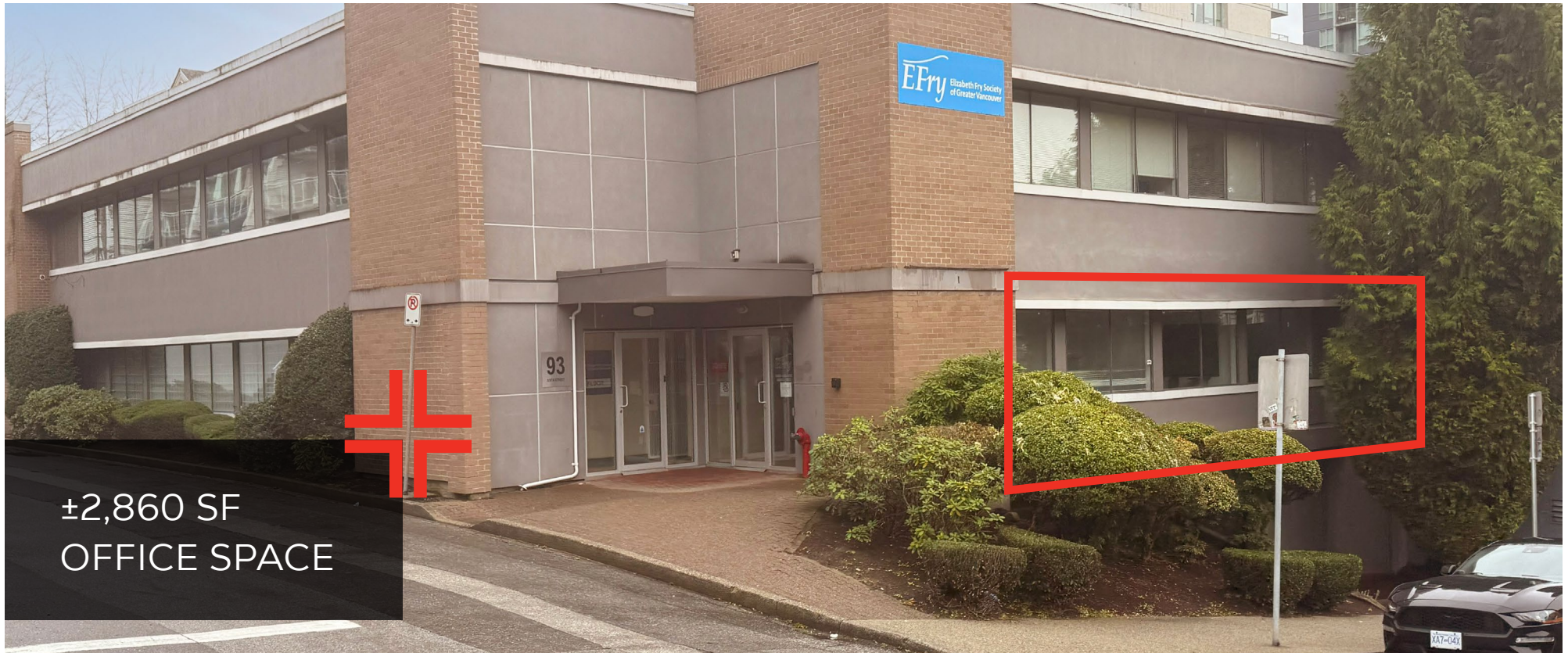
david@sittings.ca

# PROJECT SUMMARY

Located at 102-93 6th Street in New Westminister, this ±2,860 sq ft office space offers a prime location just a short walk from both Columbia and New Westminister SkyTrain stations, ensuring excellent transit connectivity. Columbia Street, a vibrant commercial corridor, is also within walking distance, providing easy access to a variety of retail shops, dining options, and essential services. Nearby amenities include the New Westminister Public Library and Queen's Park, offering green spaces and community events. The office features a modern layout with flexible configurations to suit a variety of business needs.

The lease includes four reserved parking stalls, with ample free street parking available for both employees and clients. With its accessibility and proximity to key amenities, this property offers a strategic, well-connected address for businesses seeking a central location.

- + Strategic Location
- + High Visibility
- + Transit Accessibility
- + 7 min walk to Columbia Skytrain Station
- + Nearby Amenities
- + Reserved Parking and Ample Street Parking



±2,860 SF  
OFFICE SPACE

## DETAILS

✦ Available Space: 2,860 SF	✦ Basic Rent: \$17.00 PSF
✦ Customizable Layout	✦ Additional Rent: \$14.50 PSF
✦ Four Built Out Offices	✦ Two Washrooms
✦ Open Workspace	✦ Kitchen and Lunchroom
✦ Parking: Four Reserved Parking Stalls	✦ Ample Free Street Parking

## AREA TENANTS



**RIVER MARKET**  
NEW WESTMINSTER BC

the old  
spaghetti  
factory



## DEMOGRAPHICS

	3 MIN	5 MIN	10MIN
2024 Population	34,446	109,732	241,394
2029 Populations Projections	36,489	120,782	264,815
2024 Average HH Income	\$109,489	\$113,191	\$114,487
2024 Daytime Population	28,707	86,075	238,005

## CONTACT

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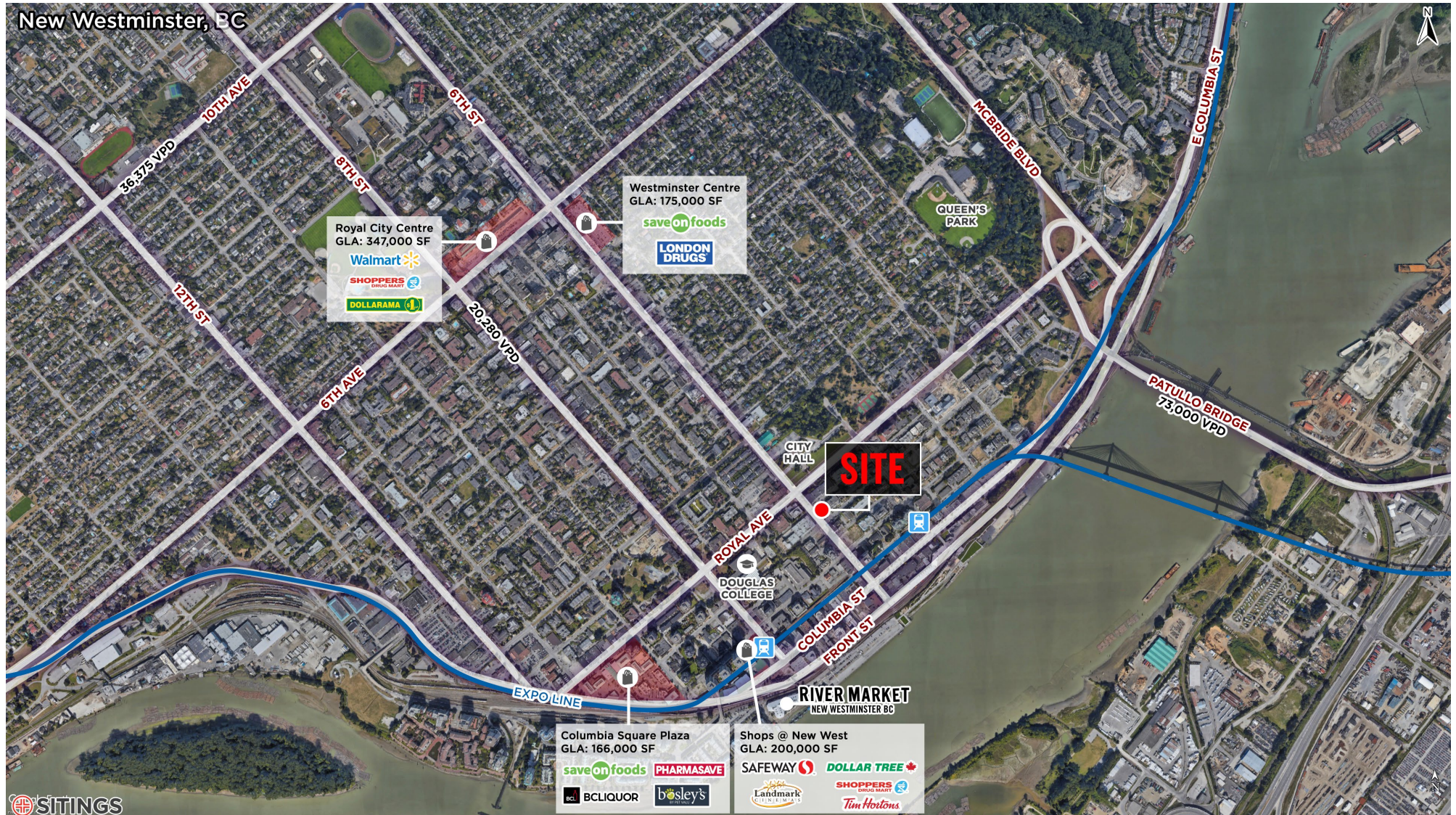
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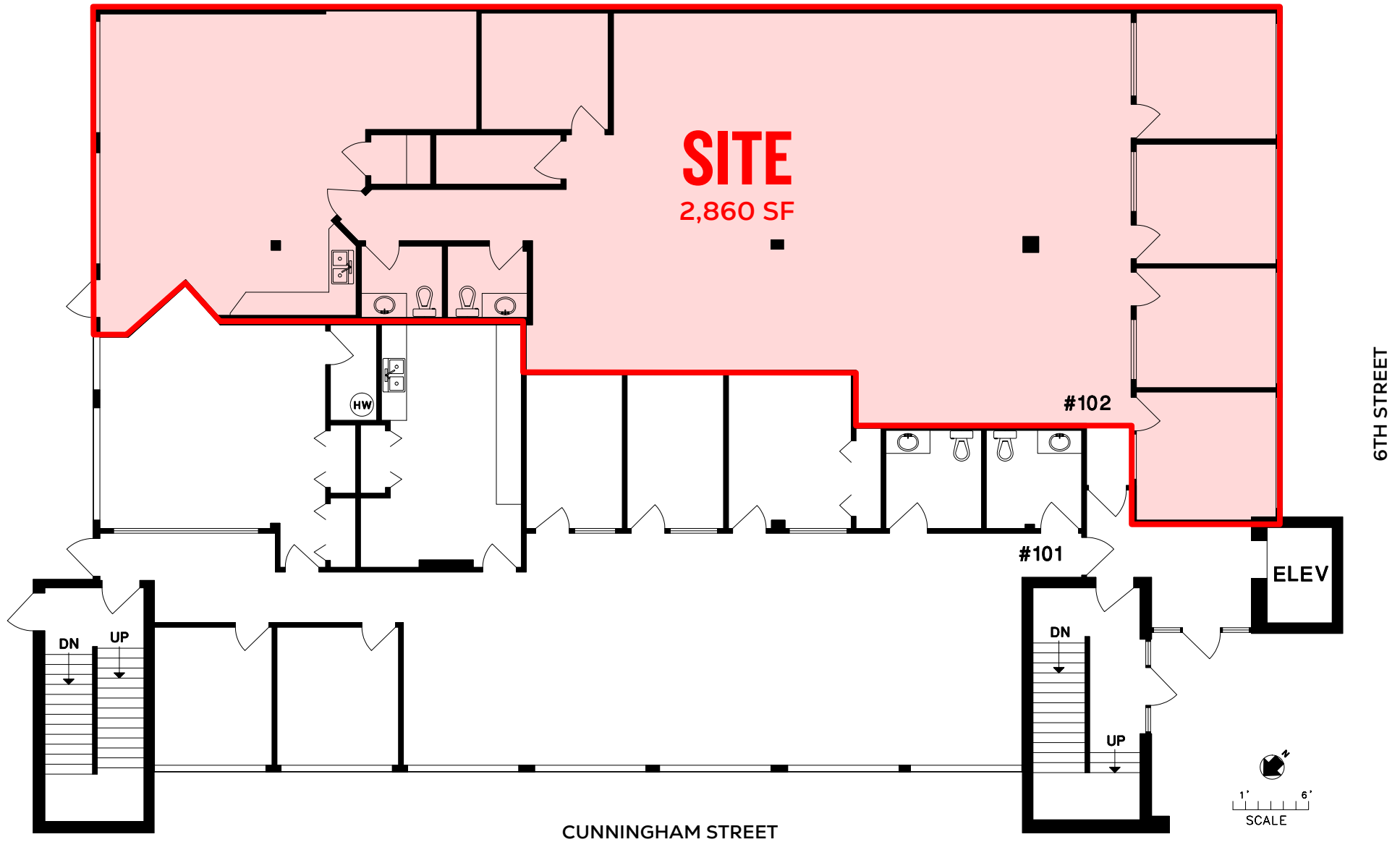
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# AERIAL



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# SITE PLAN



# PARKING PLAN

