EAST COLUMBIA + STRAND

THIRD.SPACE™ in Sapperton

PREMIUM RETAIL AND OFFICE SPACE | **FOR LEASE**



209 E Columbia Street, New Westminster, BC



The Opportunity.

Welcome to East Columbia + Strand, the newest addition to New Westminster's Sapperton neighborhood.

This six-storey mixed-use building features 99 residential rental homes, an entire city block of high exposure street-level retail and a unique street access, walk up 2nd floor office. All professionally managed by Third Space.

Located adjacent to the recently expanded Royal Columbian Hospital, The Brewery District and Sapperton SkyTrain station, the project offers unrivalled accessibility for customers and employees within this growing residential, commercial and medical community.

ESTIMATED COMPLETION: Q1 2027

- **13,000 SF of retail space**
- **22,000 SF of office space**
- **99 market rental homes**
- **Prominent frontage with high exposure on East Columbia St**
- **Adjacent to Royal Columbian Hospital and The Brewery District**
- **Seamless access in the Sapperton neighbourhood**
- **Secure underground parking for tenants and visitors**



Retail.

East Columbia + Strand offers over 13,000 SF of prime street-level retail space on one of New Westminster's designated "Great Streets," as outlined in the Official Community Plan (OCP). Featuring up to eight versatile retail units ranging from 1,383 to 5,463 SF, these spaces have open, customizable layouts designed to meet the unique needs of any business.

Expansive storefront windows and modern architectural design create a striking presence, ensuring excellent visibility in this vibrant, high-traffic location. Positioned in the centre of a growing commercial and residential hub, East Columbia + Strand is the perfect place to establish and elevate your business.

- 13,000 SF of street-level retail space
- 14'8" - 21'4" ceiling heights
- 8 retail units
- Ventilation for food/medical uses





Office.

The office space offers a unique opportunity of front door, street walk up access off of Alberta Street combined with sweeping south-west views over the Fraser River. Accessibility is further enhanced by three direct elevators from the parkade and the street allowing 24/7 controlled access.

Quality building design allows for flexible demising options from 992 SF up to a full floor of 22,000 SF with high-end common area finishes and further opportunity for customized built out spaces. East Columbia + Strand will provide brand new A-class office space in an already established professional and medical hub.

450 metres to Sapperton SkyTrain Station

52 dedicated underground parking stalls for office

12' ceiling heights

Built in end-of-trip facilities



Meeting Space



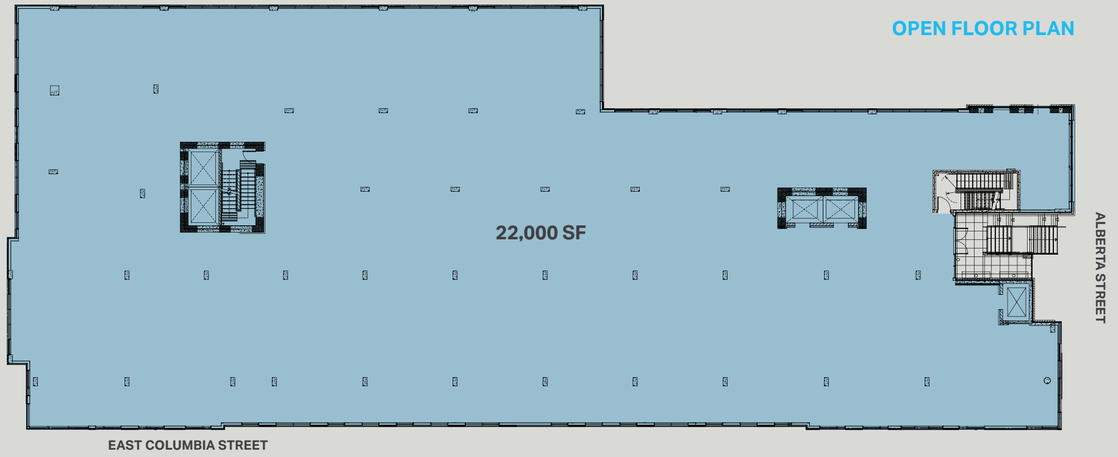


On-Site Gym with Top-Tier Equipment

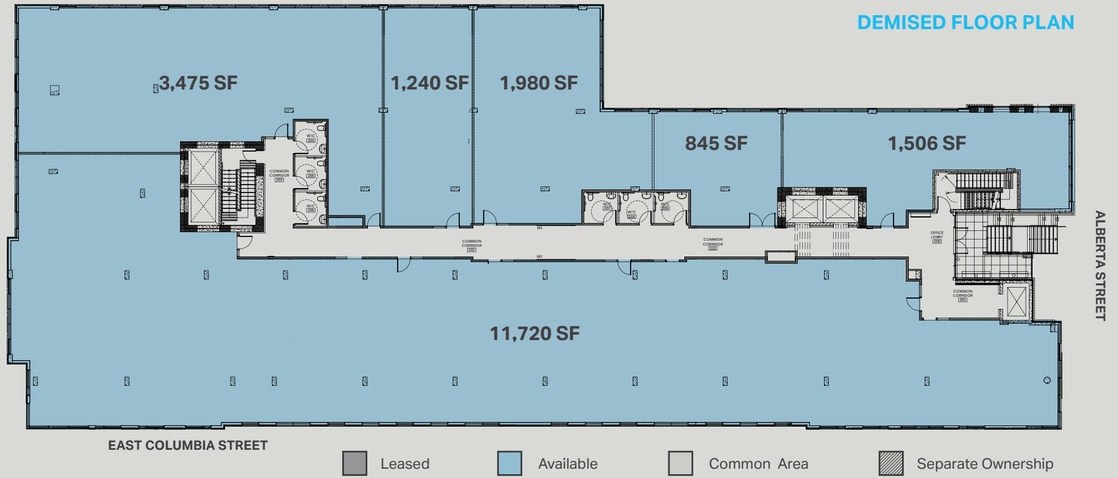
Office.

- Flexible demising options from 992 SF to 22,000 SF
- Unique walk-up street access
- Variety of uses permitted including medical, general office and gym
- High-exposure building signage
- Expansive south-west views and natural light
- High-end common area finishes and end-of-trip facilities

OPEN FLOOR PLAN



DEMISED FLOOR PLAN



Leased | Available | Common Area | Separate Ownership

Location.

A neighborhood defined by industry, medicine & growth.

East Columbia + Strand is rooted in a neighborhood shaped by industry, medicine, and history. Anchored by Royal Columbian Hospital—one of B.C.'s largest and oldest medical institutions—Sapperton draws a steady flow of professionals, patients, and visitors each day, reinforcing its role as a major hub in the region.

With just a 5-minute walk to the SkyTrain, commuters can reach downtown Vancouver in 35 minutes or take Highway 1 to access the rest of the Greater Vancouver Area.

The Brewery District, developed on the former Labatt Brewery site, has evolved into a lively urban center, blending office space, retail, and residential living. The Brewery District is home to the TransLink and Transit Police head office, Fraser Health and the Health Sciences Association head office, as well as over 850 residential units creating a high volume of employees and residents.

AREA TENANTS

Shoppers Drug Mart
kids & Company
Noodlebox
Southeast Asian Noodle Bar
B Social House
LifeLabs
Save On Foods
Steve's Poké Bar
TD Bank
Starbucks





Amenities.

A key location for growth + convenience.

TRAVEL TIMES

- 2 min walk to The Brewery District
- 2 min walk to Save-On-Foods Grocery
- 5 min walk to the Royal Columbian Hospital
- 5 min walk to Sapperton SkyTrain Station at the future transit plaza
- 5 min drive to Highway 1
- 15 min SkyTrain ride to Metrotown
- 35 min SkyTrain to Downtown Vancouver
- 30 min drive to YVR

COMMUTE WITH CONVENIENCE

81
Very Walkable

75
Excellent Transit

71
Very Bikeable











Community.

A thriving community at your doorstep.

East Columbia + Strand is surrounded by a dynamic mix of restaurants, craft breweries, parks, and local shops all within New Westminster's vibrant Sapperton neighbourhood. This historic area has evolved into a trendy, sought-after community, attracting young professionals, families, and retirees who value convenience, connectivity, and a high quality of life. With a growing population and a strong local economy, Sapperton offers the perfect environment for businesses to thrive.

$126K
Average Household Income

7%
Growing Population

39
Median Age

DRIVE TIME	3 MIN	5 MIN	10 MIN
2024 Population	**10,501**	**38,350**	**236,421**
2029 Populations Projections	**11,246**	**42,658**	**258,573**
2024 Daytime Population	**12,966**	**40,624**	**217,991**
2024 Average HH Income	**$126,468**	**$120,569**	**$115,368**
2024 Median Age	**39.1**	**39.2**	**38.8**



A Dynamic Team.

DEVELOPER + PROPERTY MANAGER

THIRD.SPACE™

Third Space is a triple bottom line real estate investment, development, and management company. Our diverse portfolio encompasses commercial and residential real estate throughout Metro Vancouver.

Our triple bottom line approach prioritizes People, Planet, and Profit equally in all decisions. This ensures we consider our social and environmental impact, in tandem with our commercial interests.

As a landowner and real estate developer, we believe that Third Space is perfectly positioned to utilize our portfolio and experience to create spaces that help our planet and communities thrive.

THIRD.SPACE

RETAIL LEASING

SITINGS

Whether project leasing, strata pre-sales, or representing tenants, Sitings Realty works in partnership with all of our clients throughout the complete process.

We provide in-depth knowledge, strong industry relationships, honesty, professional support and a track record for success to every project we undertake.

SITINGS.CA

OFFICE LEASING

Colliers

Colliers International Group Inc. (NASDAQ: CIGI) (TSX: CIGI) is an industry leading real estate services company with a global brand operating in 69 countries and a workforce of more than 15,000 skilled professionals serving clients in the world's most important markets.

With an enterprising culture and significant employee ownership and control, Collier's professionals provide a full range of services to real estate occupiers, owners, and investors worldwide.

Collier's professionals think differently, share great ideas, and offer thoughtful and innovative advice that help clients accelerate their success.

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DEVELOPER + PROPERTY MANAGER

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SITINGS

Colliers

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