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Wet Laboratory & Office Space

**635 Columbia Street
New Westminster, BC**



For Further Information, Please Contact Leasing Representative

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FOR SUBLEASE

Wet Laboratory & Office Space 635 Columbia Street, New Westminster, BC

Location

Situated in the heart of New Westminster, within a two block walk of the Columbia St. skytrain station, this office and laboratory building is easily accessed by both public and vehicular transit.

Neighbouring Amenities

Starbucks, The Keg, Old Spaghetti Factory, Westminster Quay Public Market, London Drugs, Inn at the Quay Hotel and numerous pubs are all within a three (3) block walk of the building.

Building Features

- Nicely improved with office and staff room
- High Ceilings
- Air Conditioned
- Fumehood with make-up air unit
- Existing laboratory equipment available for sale

Available Space

7,340 square feet (is divisible for smaller tenancies)

Parking

Metered parking in front and beside the building with the city of New Westminster downtown parkade located one (1) block away.

Taxes & Operating Costs

Estimated to be \$8.62 per square foot per annum.

Net Lease Rate

Negotiable

Term

Existing lease expires December 31, 2010.



Map courtesy of "Street Wise" Map Book



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