

BUILDING 7



AVISON  
YOUNG

# NOW LEASING BUILDING 7

268 NELSON'S COURT, NEW WESTMINSTER, BC

**Lease Premium Office Space at Brewery District,**  
a vibrant, amenity rich community located across from the Sapperton SkyTrain Station.

Matt Walker  
Principal  
604.647.5074  
matt.walker@avisonyoung.com

Josh Sookero\*  
Principal  
604.647.5091  
josh.sookero@avisonyoung.com  
\*Josh Sookero Personal Real Estate Corporation

Nicolas Bilodeau  
Senior Vice President  
604.647.1336  
nicolas.bilodeau@avisonyoung.com

# OVERVIEW

## BREWERY DISTRICT

### Immerse your business in a vibrant community

Brewery District is a visionary urban community with a mix of residential high-rises, retail shops, and office space.

Located in the geographic center of Metro Vancouver, Brewery District provides quick, efficient access to virtually all neighboring municipalities.

A bright SkyTrain arrivals area, public plazas, greenways, view decks, beautiful cycling paths, and a central community green space create a vibrant gathering place.



**BUILDING 7**

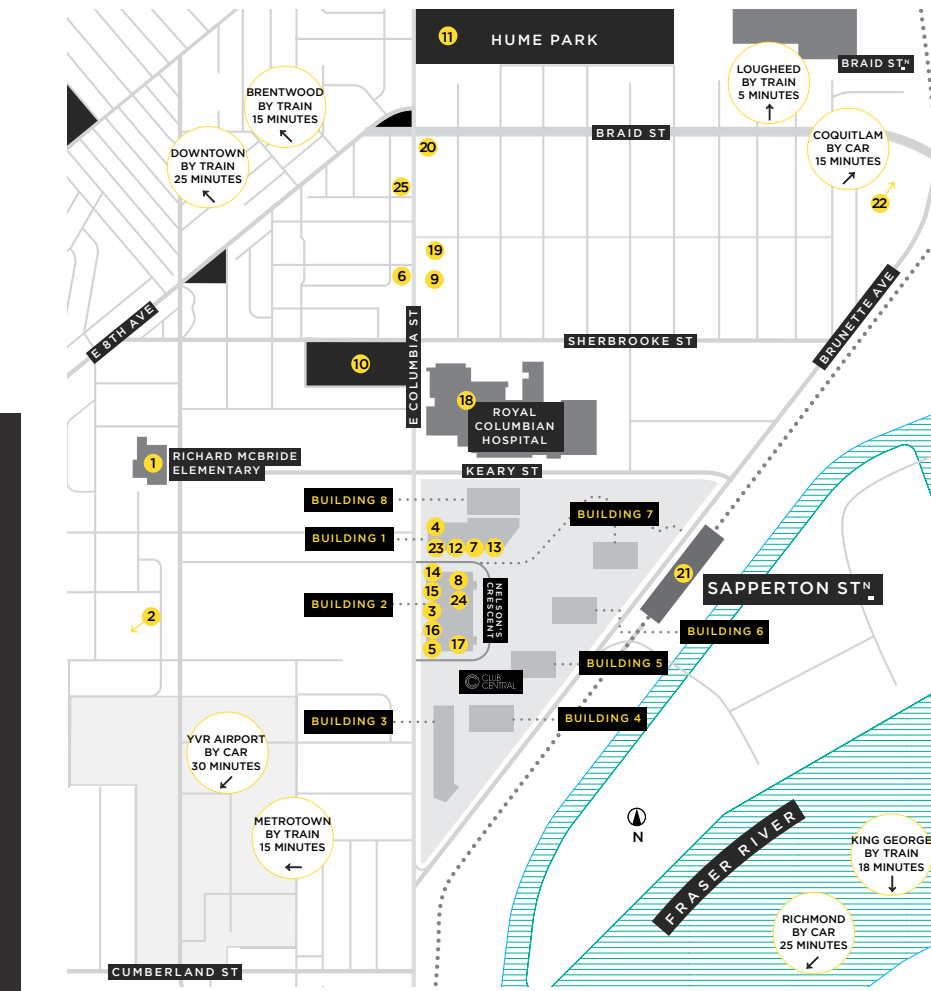
Royal Columbian Hospital

Sapperton SkyTrain Station

FOR LEASE | BREWERY DISTRICT

## LOCATION + AMENITIES

### The Neighbourhood



#### EDUCATION

- 1 Richard McBride Elementary School
- 2 New Westminster Secondary School

#### RESTAURANTS

- 3 Freshii
- 4 Browns Socialhouse
- 5 Take Five Café
- 6 Starbucks
- 7 Noodlebox
- 8 Steve's Poke Bar

#### RECREATION

- 9 Move Studio
- 10 Sapperton Park
- 11 Hume Park

#### SERVICES

- 12 Newest Smile Dental
- 13 Kids & Company
- 14 TD Canada Trust
- 15 B & J Barbershop
- 16 Murrick Insurance
- 17 LifeLabs
- 18 Royal Columbian Hospital
- 19 Cap's Bicycle Shop
- 20 Chevron Gas Station

#### TRANSPORTATION

- 21 Sapperton SkyTrain Station
- 22 Highway 1

#### SHOPPING

- 23 Shoppers Drug Mart
- 24 Save-On-Foods
- 25 Fratelli Bakery

## HOSPITAL EXPANSION

Royal Columbian Hospital is undergoing a three phase redevelopment as one of the largest government funded capital healthcare projects in B.C.'s history with an estimated **\$1.35 BILLION** contribution from the province.

The third phase of construction is projected to start in 2023 and to be completed in 2026.



### BY CAR

15 mins to Coquitlam  
25 mins to Richmond  
5 mins to Highway 1  
25 mins to YVR



### BY SKYTRAIN

Only 250 metres to Sapperton SkyTrain Station  
15 mins to Metrotown  
30 mins to Downtown  
30 mins to YVR

**75%**

BREWERY DISTRICT HAS AN EXCELLENT TRANSIT SCORE OF 75%

# HIGHLIGHTS

## BUILDING HIGHLIGHTS

### Premium Office Space in Building 7

Upon completion, Building 7 will be a mixed-use 30 storey building with three floors of commercial space, two of which will be dedicated to office use with the main floor as retail.

The office portion will have a dedicated lobby and entrance providing separation from the residential component.

#### A CLASS OFFICE SPACE

##### FEATURES / AMENITIES

- Efficient floor plates of approximately 17,200 sf
- Panoramic views of the Fraser River
- Private patios
- Secure bike storage/shower facilities
- High ceilings (17+ feet)
- Secured access with a dedicated commercial lobby and elevator
- Electric vehicle charging stations

##### LEVELS

- 2nd and 3rd

##### SIZE

- Level 2: 17,139 sf
- Level 3: 17,388 sf
- Max contiguous space: 34,527 sf

##### AVAILABILITY

- Q3 2023

##### PARKING RATIO

- 3 stalls per 1,000 sf

##### RENTAL RATES

- Please contact listing brokers

##### ADDITIONAL RENT

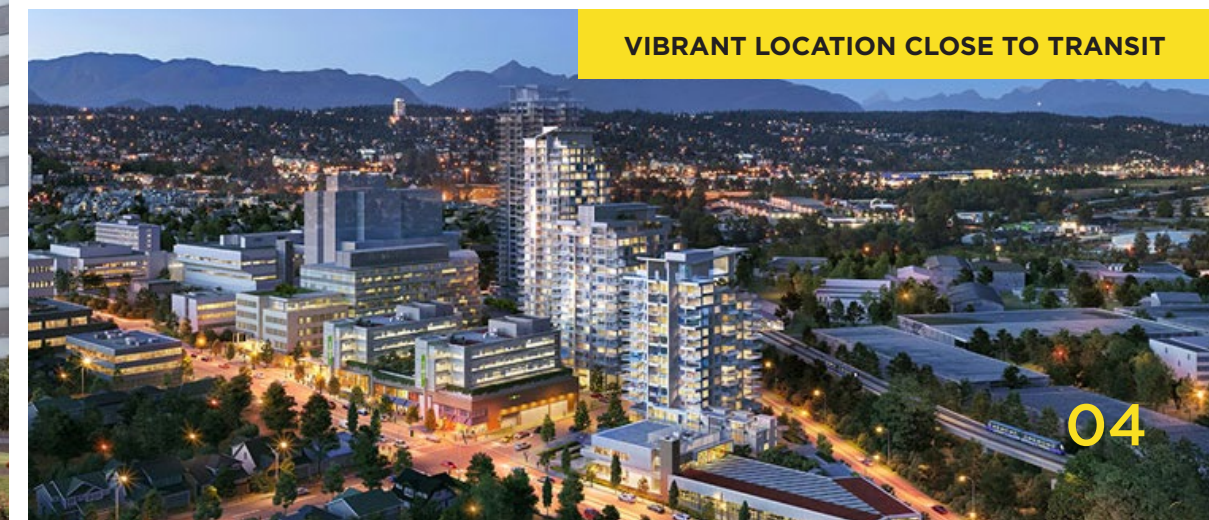
- \$16.21 (estimated)

##### DELIVERY CONDITION

- Warm shell condition

##### ZONING

- Commercial C-CD-3

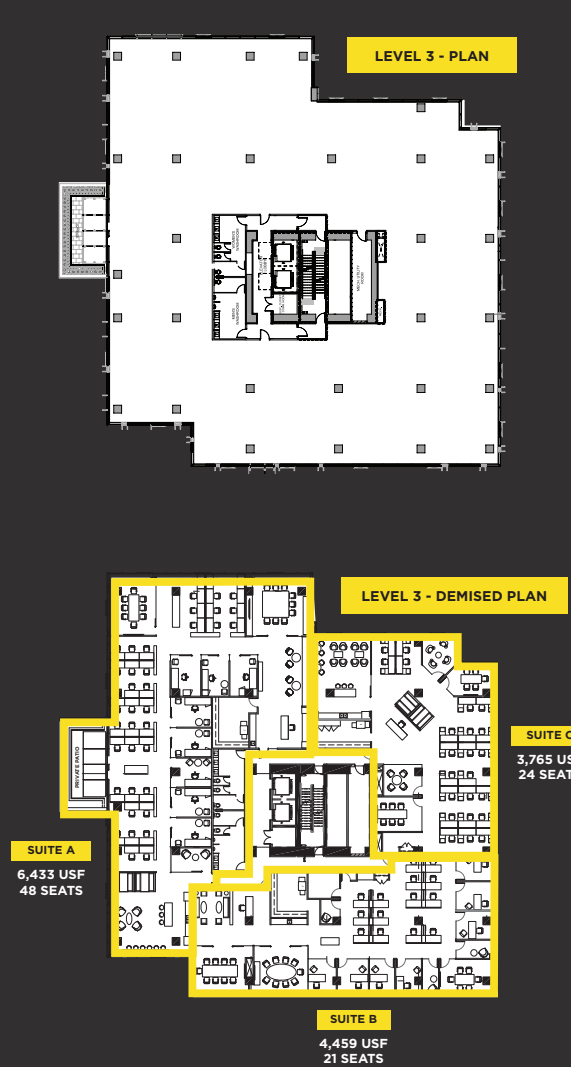


# SITE PLAN

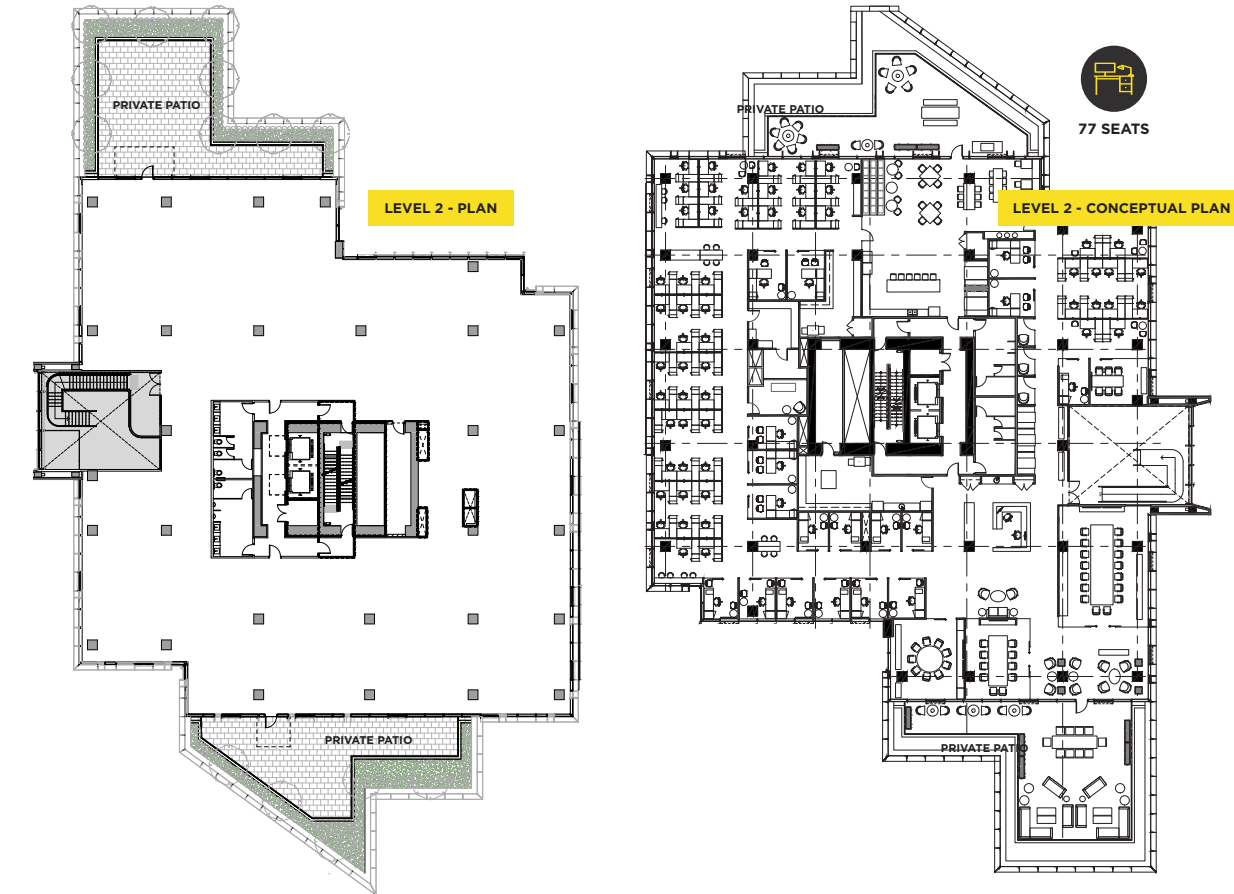


## OFFICE LEVELS 2 + 3

Create the ideal office space



# FLOOR PLANS



CONCEPTUAL & DEMISING PLANS PREPARED BY SSDG

SSDG Interiors is an award winning interior design firm in Vancouver specializing in creating workplace, hospitality and retail interiors that are memorable, engage people, express brand and define culture.

BREWERY DISTRICT

DEVELOPED BY

**wesgroup** wesgroup.ca

LEASING BY

**AVISON  
YOUNG** avisonyoung.com

FLOORPLANS BY

**SSDG** ssdg.com

**Matt Walker, Principal**  
604.647.5074 | matt.walker@avisonyoung.com

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604.647.5091 | josh.sookero@avisonyoung.com  
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