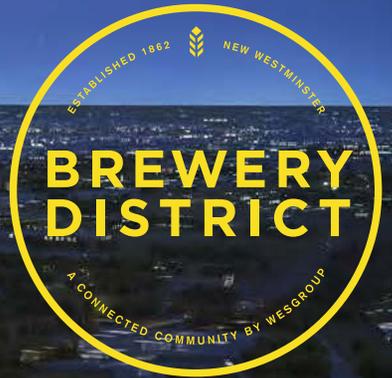


BUILDING 7



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.

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# 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.

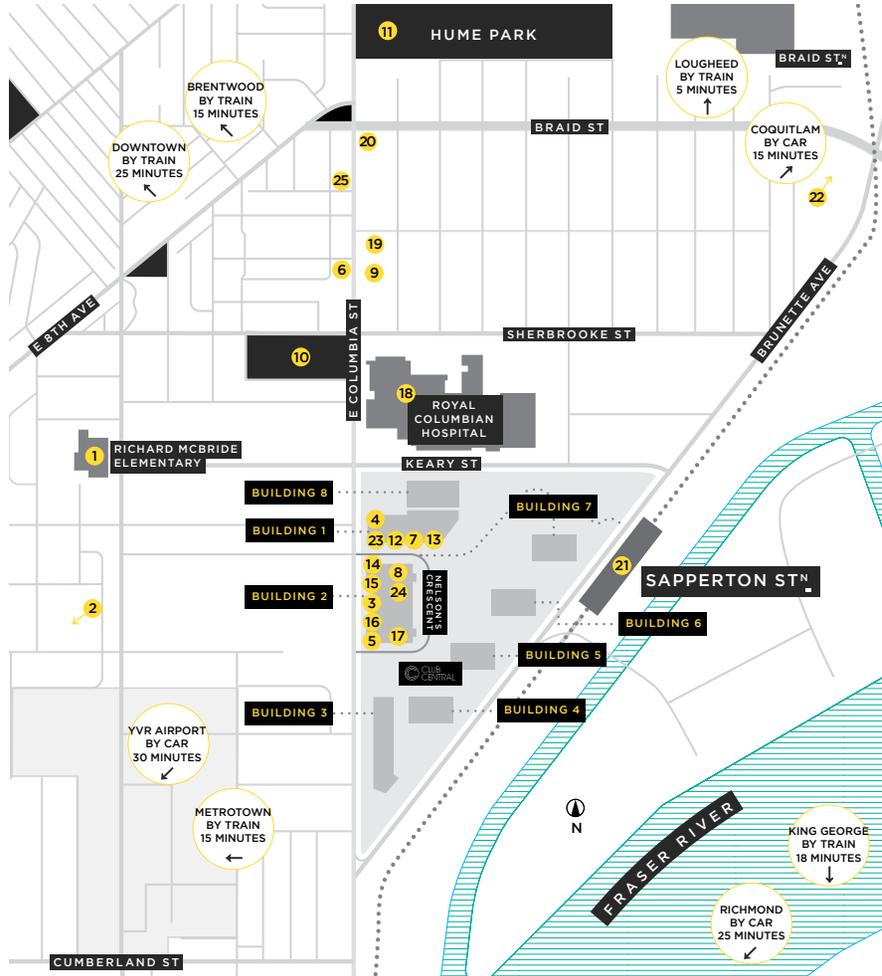
Located in the geographic center of Metro Vancouver, Brewery District provides quick, efficient access to virtually all neighboring municipalities.

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



LOCATION + AMENITIES

# The Neighbourhood



## 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.

### 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



## 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

# HIGHLIGHTS

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## BUILDING HIGHLIGHTS

### Premium Office Space in Building 7

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

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

## A CLASS OFFICE SPACE

### FEATURES / AMENITIES

- Efficient floor plates of approximately 15,000 sf
  - Panoramic views of the Fraser River
  - Private patios
  - Secure bike storage/shower facilities
  - High ceilings
  - Secured access with a dedicated commercial lobby and elevator
  - Electric vehicle charging stations
- 

### LEVELS

- 2nd and 3rd
- 

### SIZE

- Level 2: 14,804 sf
  - Level 3: 15,298 sf
  - Max contiguous space: 30,102 sf
- 

### AVAILABILITY

- Immediately
- 

### PARKING RATIO

- 3 stalls per 1,000 sf
- 

### RENTAL RATES

- Please contact listing brokers
- 

### ADDITIONAL RENT

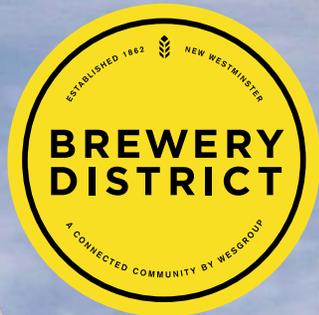
- \$16.21 (estimated)
- 

### DELIVERY CONDITION

- Warm shell condition
- 

### ZONING

- Commercial C-CD-3



**GREEN PEDESTRIAN WALKWAYS**



**PANORAMIC WATER VIEWS**



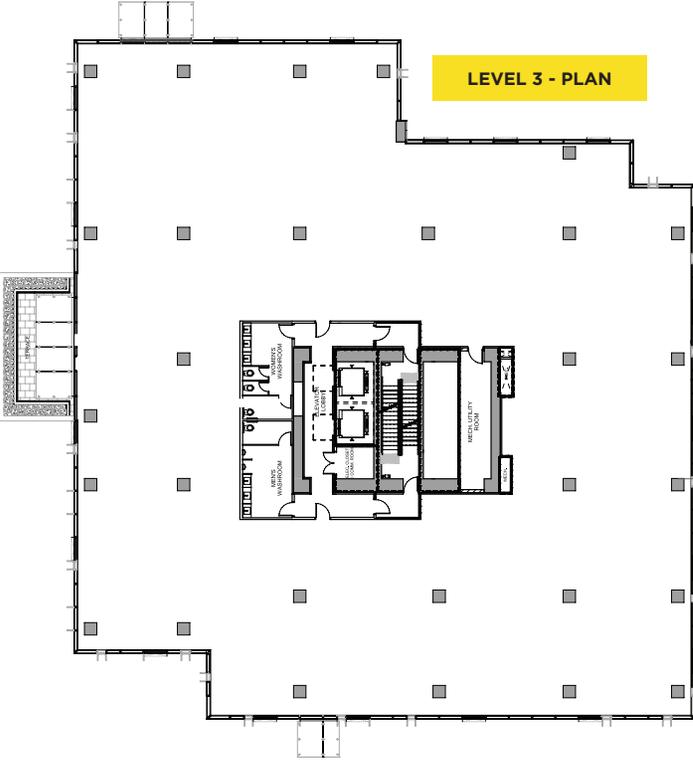
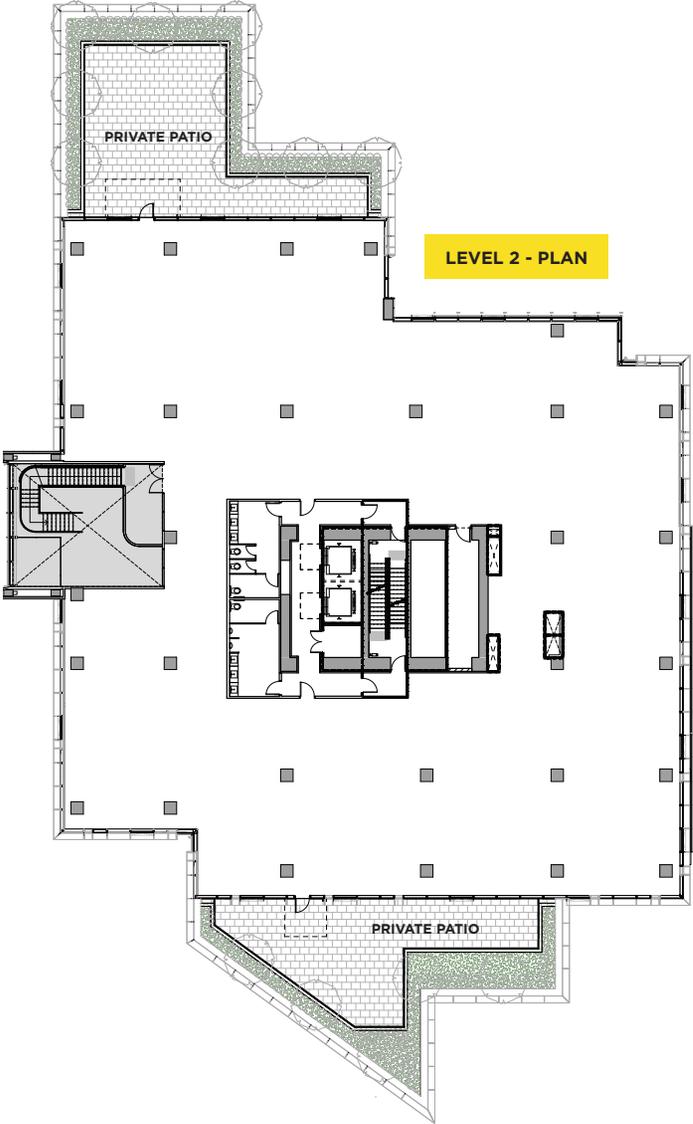
**VIBRANT LOCATION CLOSE TO TRANSIT**



# SITE PLAN



# FLOOR PLANS



BREWERY DISTRICT

DEVELOPED BY

**wesgroup** wesgroup.ca

LEASING BY

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