



FOR LEASE  
SECOND FLOOR OFFICE



S E V E N T H

A V E N U E

# DETAILS

## CIVIC ADDRESS

510 Seventh Avenue  
Unit 200, New Westminster

## NEIGHBOURHOOD

Uptown

## ZONING

Commercial (c-3)

## RENTABLE AREA

750 sqft.

## PRICE

Contact Agent

# OPPORTUNITY

Iconic Properties Group is pleased to present this upper-level office space in the heart of New Westminster.

Located near a shopping center, central to a wide variety of services, restaurants, and shops, and situated close to transit and highways, this is an ideal spot for an office space.

# NEARBY AMENITIES

## FOOD & DRINK

- |   |              |   |                 |
|---|--------------|---|-----------------|
| 1 | Wendy's      | 5 | McDonald's      |
| 2 | Tim Horton's | 6 | 7-Eleven        |
| 3 | IHOP         | 7 | Coco Bubble Tea |
| 4 | Starbucks    |   |                 |

## SHOPS & SERVICES

- |   |                 |   |                  |
|---|-----------------|---|------------------|
| 1 | Anytime Fitness | 5 | Save-on-Foods    |
| 2 | Planet Fitness  | 6 | ESSO Gas Station |
| 3 | Dollarama       | 7 | London Drugs     |
| 4 | Winners         |   |                  |

**SUBJECT PROPERTY**



LOBBY



IN OFFICE AMENITY



HALLWAY

# INTERIOR



OFFICE SPACE



OFFICE SPACE



BALCONY



ENTRANCE

# EXTERIOR



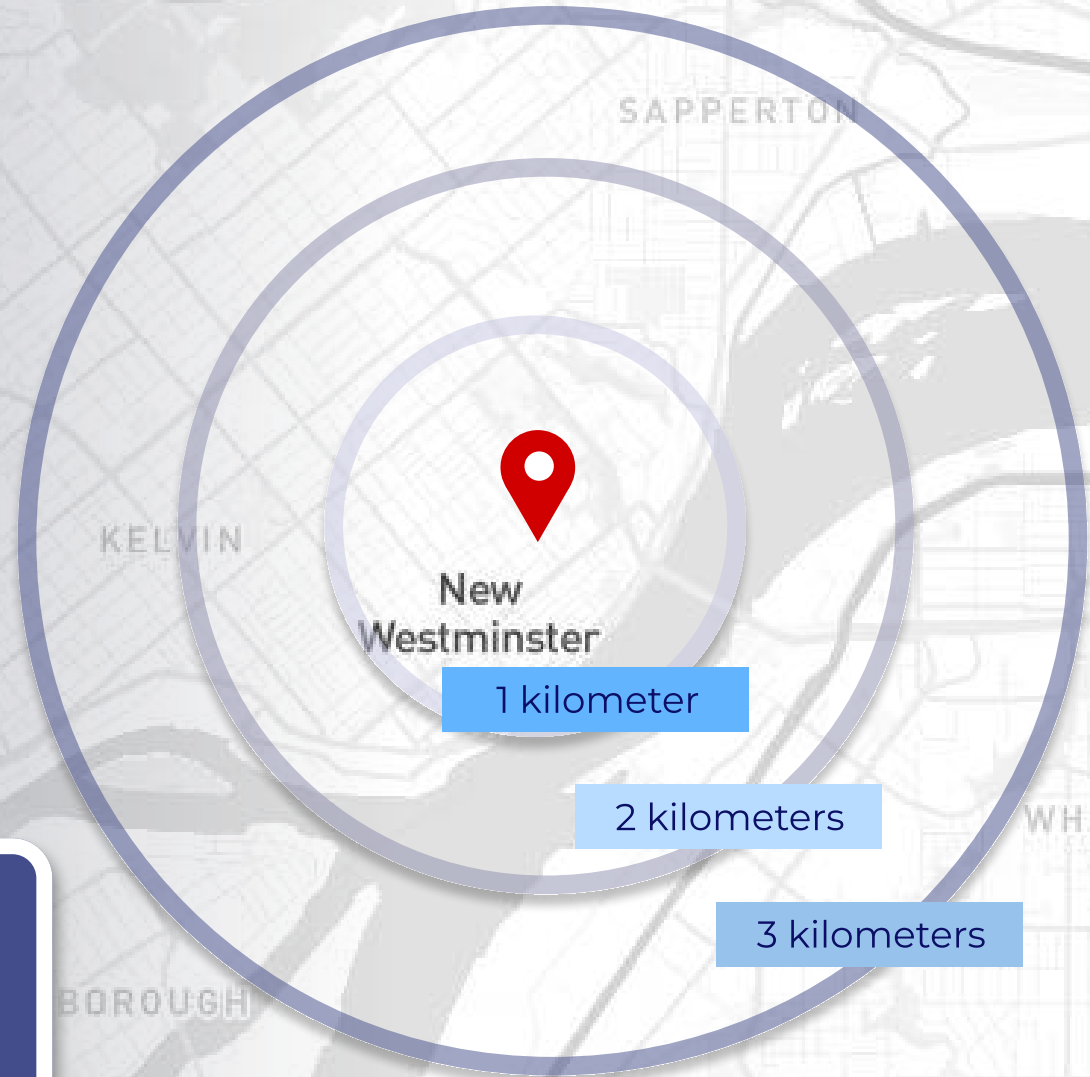
PARKING LOT

# DEMOGRAPHICS

Situated in the heart of Uptown New Westminster, this concrete commercial unit sits right under a ten story residential high-rise.

The building is located on the Burrard Peninsula, right along the north bank of the Fraser River and within walking distance from the Royal City Shopping Center and several schools.

Additionally, the location is only a 10-minute transit from the nearest sky train station, making it easy to get to for transit commuters and drivers alike.



	1 km	2 km	3 km
<b>Population (2023)</b>	24,483	84,113	132,031
<b>Population (2028)</b>	27,685	93,010	143,113
<b>Projected Annual Growth (2021-2025)</b>	2.49%	2.03%	3
<b>Median Age</b>	45	41	41
<b>Average Household Income (2023)</b>	\$100,629	\$110,743	\$113,510
<b>Average Persons Per Household</b>	3	3	3

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