



# 9,279 sq. ft. OFFICE SPACE FOR LEASE

Subdividable into units ranging from  
1,056 to 3,893 sq. ft.

**601 Sixth Street, New Westminster**

Located at the Corner of Sixth Street & Sixth Avenue  
in Uptown New West

**Available October 1, 2022**

[uptowncentre.ca](http://uptowncentre.ca)



## BUILDING INFORMATION



### Building Amenities

- Bike Room
- Showers & Lockers
- Rooftop Patio
- Customer Parking
- Secure Staff Parking
- Electric Vehicle Charger



### Building Features

- Efficient Floorplates
- 9 Foot High Ceilings
- First Class Interior Finishes
- Floor to Ceiling Exterior Glazing



### Building Systems

- 4 Pipe Fancoil Air Conditioning
- LED Lighting
- Card Access System
- Telecommunications
- Security & CCTV

Located at the Corner of  
**Sixth Street & Sixth Avenue**  
in Uptown New West



# 2ND FLOOR

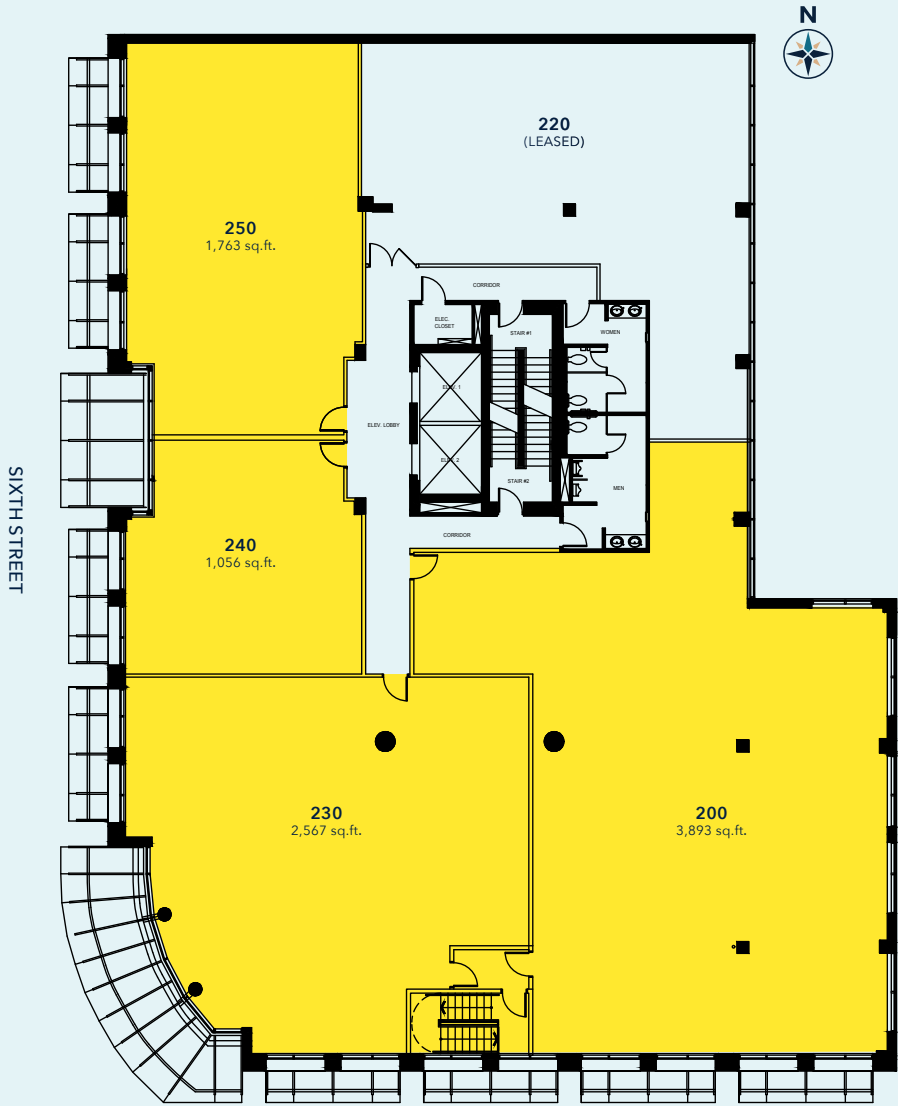
Size  
**9,279 sq. ft.**

Available  
**October 1, 2022**

Parking  
**\$80/stall**

Operating Cost & Taxes  
**\$17.44** (2022 estimate)

\*Suite divisions are shown for conceptual purposes only. Area can be leased as one large space without subdivision.



CONCEPTUAL FLOOR PLAN\*





## Area Amenities

Uptown Centre is located at the key intersection of Sixth Street and Sixth Avenue in the heart of New Westminister's vibrant Uptown commercial district.

### Coffee Shops

- 1 Waves Coffee
- 2 Blenz Coffee
- 3 Tim Hortons
- 4 Starbucks

### Restaurants

- 5 Rocky Point
- 6 The Chopped Leaf
- 7 Subway
- 8 McDonald's
- 9 White Spot
- 10 Dairy Queen

### Banks

- 11 TD Canada
- 12 Vancity
- 13 CIBC
- 14 BMO
- 15 RBC
- 16 HSBC
- 17 Scotiabank

### Shops

- 18 BCAA
- 19 London Drugs
- 20 Post Office
- 21 Planet Fitness
- 22 Shoppers Drug Mart
- 23 Winners
- 24 Walmart
- 25 Save On Foods
- 26 Anytime Fitness

WE ARE BUILDING SUCCESS

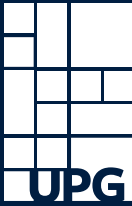
**Uptown Property Group is a Vancouver based company that develops, owns, and manages high quality office buildings in New Westminister and downtown Vancouver.**

Our buildings are maintained to first class standards, anchored by high profile retailers, and offer the best location in their markets.

We provide first-class property management services to our clients and strive to exceed their expectations; building engineering, maintenance, and janitorial services are all provided by our staff, on-site, and on-demand.

We know that owning an office building is like running a business: you need to be hands-on and in control in order to be successful.

For more information, please contact:



**UPTOWN**  
PROPERTY GROUP

**BART SLOTMAN**

604-688-7750

bart@upg.ca

[upg.ca](http://upg.ca)