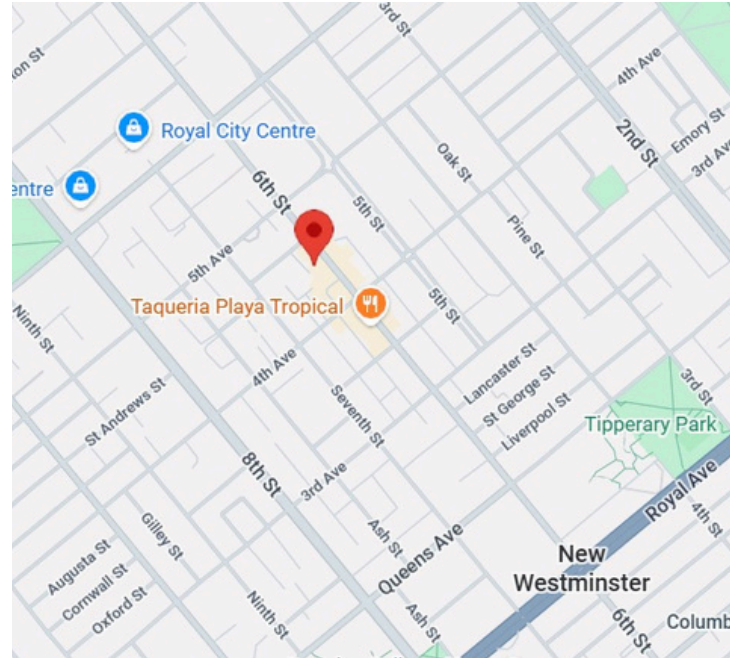


# FOR LEASE

3rd Floor- 3,868 sq.ft.

## Turnkey Wellness or Medical Hub Opportunity

Perfect for Physio, Medical, or Multi-Practitioner Clinics



## ABOUT PROPERTY

Custom Realty is pleased to present a bright and versatile third-floor space for lease in the vibrant Uptown neighbourhood of New Westminister. **Ideal for professional office, training, or wellness-related uses**, the full-floor layout offers excellent natural light and flexible configuration options. Conveniently located with easy access to transit, nearby amenities, and parking at the rear of the building, this is a great opportunity to position your business in a highly accessible and desirable location.

## PROPERTY DETAILS

**2nd Floor:** 3,868 sq.ft. of flexible open-concept space

**Zoning:** C-3 (C-3A)

**Ceiling Height-** 9 ft.

**Lease Rate:** \$25 psf

**Operating Costs:** \$13.82 \*2024



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**JOLENE FOREMAN**

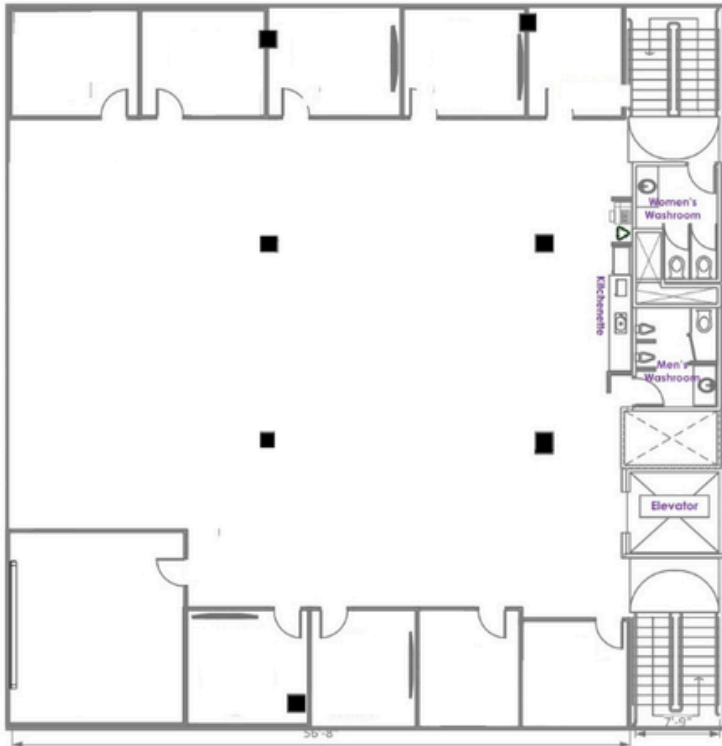
#410-145 Chadwick Court, North Vancouver, BC  
604-916-6345  
[office@custom-realty.ca](mailto:office@custom-realty.ca)

## Why This Space Works

- Private washrooms and kitchenette for convenience
- Ideal for RMT, physiotherapy, chiropractic, acupuncture, and other healthcare practitioners
- Bright space with natural light and large windows
- Excellent Uptown location with strong transit access.
- Walk Score of 94 with amenities, restaurants, and shopping nearby.
- Perfect for multi-practitioner wellness clinics, medical offices, and treatment-based businesses requiring private rooms.

## Third Floor - 3,868 sq.ft.

Third Floor



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## More Pictures from the Building-



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