

BREWERY DISTRICT

IN NEW WESTMINSTER, BC



A transit-oriented, diverse
and vibrant urban community

Developed by:

WESGROUP

**AVISON
YOUNG**

BREWERY DISTRICT

Located in New Westminster at the Sapperton SkyTrain Station and immediately adjacent to the Royal Columbian Hospital in the heart of Metro Vancouver, Brewery District is a dynamic, transit-oriented and progressive mixed-use community.

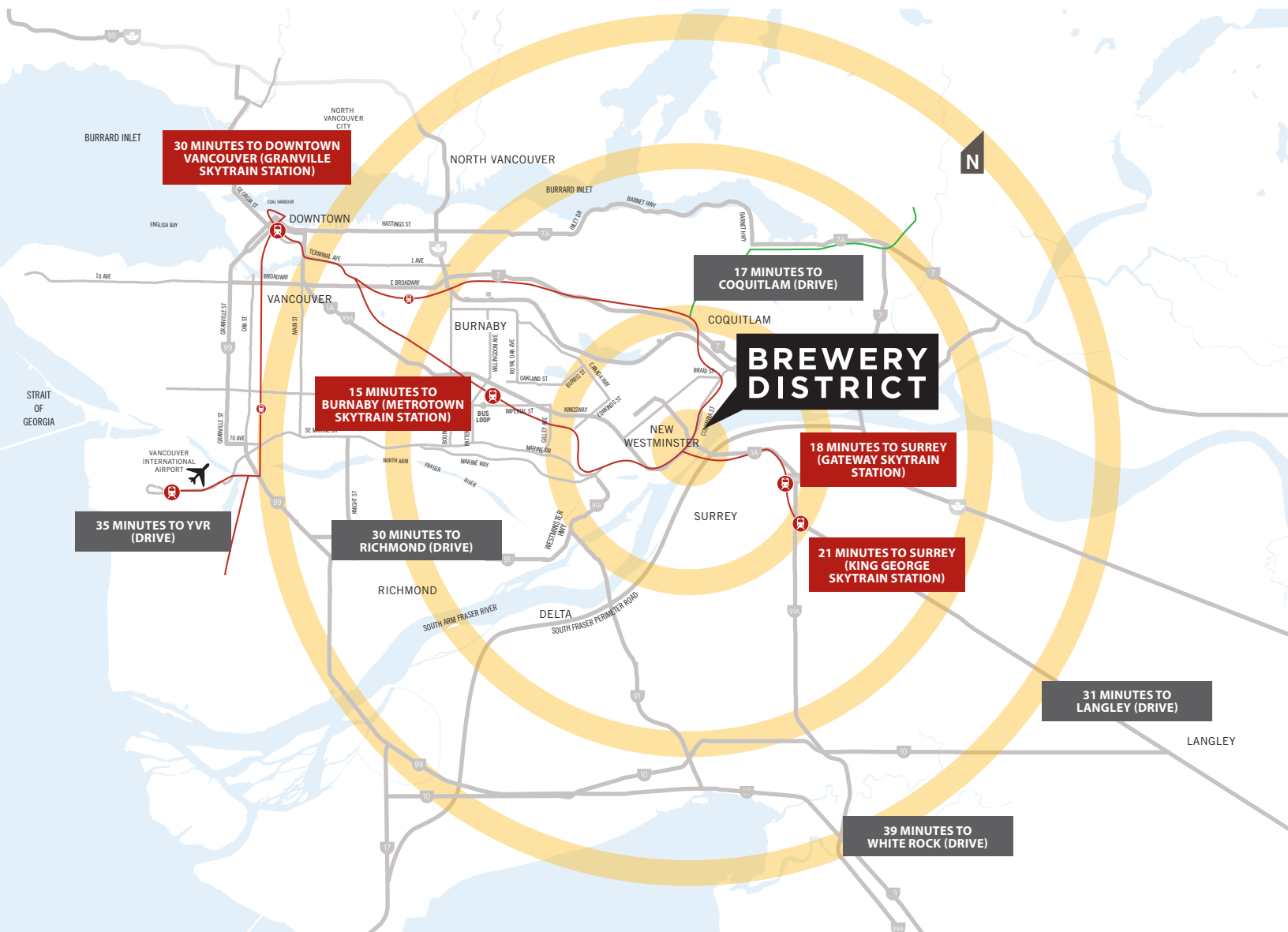
Planned to LEED Neighbourhood Development standards, Brewery District aims to develop a fully-integrated community where residential and commercial uses are physically and functionally combined to create a self-sufficient and sustainable urban habitat.

Brewery District is ideal for government agencies, corporate headquarters, and businesses seeking prime office space - located on transit, accessible to large employment pools and with access to a complete range of on-site amenities. Large efficient floor plates maximize usable floor space to promote affordability and employee interaction. A variety of occupancy alternatives ranging from 500 sf to 300,000 sf offers a range for tenants, investors and owner/occupiers seeking best-in-class office space.

Join high profile occupants including TransLink, Transit Police and Health Sciences Association of British Columbia (HSA) at Brewery District with retail amenities and services including Kids & Company, Browns Socialhouse, Starbucks, Shoppers Drug Mart, Thrifty Foods, TD Bank and Take 5 Café among others.

For more information please visit:

www.brewerydistrict.ca





BUILDING 2

223 & 233 NELSON'S CRESCENT, NEW WESTMINSTER, BC

STRATA OFFICE/MEDICAL SPACE FOR LEASE

BUILDING SUMMARY

Office Class:	A
Total Building Size:	54,000 sf
Typical Floor Plate:	9,000 sf
Number of Floors:	6
Features:	Available units offer a variety of sizes and can accommodate professional and medical office uses.
Amenities:	Amenities within Building 2 include Save-On-Foods, TD Canada Trust, Take 5 Café and BC Biomedical Laboratory, and amenities in adjacent Building 1 include Browns Socialhouse, Starbucks, Shoppers Drug Mart, Kids & Company daycare and a dental clinic.
Awards:	<p>2012 Royal City Builder Awards – Modern Commercial Building of the Year</p> <p>2012 Royal City Builder Awards – People's Choice Award for Best Modern Commercial Building in the City</p> <p>2012 Urban Development Institute – Best Mixed-Use Commercial / Retail Building Award</p> <p>2012 Real Estate Board of Greater Vancouver – Best Commercial Mixed-Use Building in Greater Vancouver</p>

OPPORTUNITY

South Block		Lease Rate
Suite 405	840 sf	Contact listing agents
Suite 406	1,362 sf	Contact listing agents

Availability: Immediate



BREWERY DISTRICT

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