

FOR SALE



THE
SPENCER BUILDING
600 COLUMBIA STREET, NEW WESTMINSTER



Historic 32,538 Square Foot Office And Retail Building in Downtown New Westminister,
100% Occupied With Flexible Lease Terms For Income Enhancement or Direct Occupancy

THE OFFERING

Jones Lang LaSalle Real Estate Services, Inc. (“JLL”) is pleased to present the opportunity to acquire a 100% freehold interest in 600 Columbia Street, New Westminster (the “Property” or the “Spencer Building”). The Spencer Building offers 32,538 square feet of well-maintained heritage office area, currently 100% occupied with a diverse roster of 5 long-standing tenants including Corrections Canada, BAAS Premium Offices, and St John Ambulance.

The Property offers a flexible rent roll to both income investors and strategic owner-user profiles, with a short-term WALT of 2.2 years and flexible lease terms offering a pathway to near term occupancy or income enhancement.

Constructed in 1906 with a timeless brick facade, the Spencer Building spans 4 storeys of office area on the prominent corner of Columbia Street and 6th Street, offering unencumbered waterfront views across all levels. Attractive dual frontage onto Front Street offers retail uses fronting the new Westminster Pier Park expansion, constructed as part of Bosa Development’s Pier West development. The Property has been well maintained, with over \$400,000 of capital upgrades over the last 5 years including an elevator modernization.

Located in the geographic centre of Metro Vancouver, New Westminster is one of the most accessible suburban office locations for small to medium sized office users. Direct access to Columbia Station (200 metres) and New Westminster Station (350 metres) offer seamless rapid transit access to Surrey, Burnaby, Downtown Vancouver, and Langley (under construction). Furthermore, the new \$1.637 billion 4-lane Pattullo Bridge replacement project has alleviated the long-standing bottleneck from North Surrey and added new connections for vehicles, cyclists, and pedestrians between the 2 municipalities.



SALIENT DETAILS 600 Columbia Street, New Westminster

	PID(S)	001-727-567
	LEGAL DESCRIPTION	LOT 11, BLOCK 5, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT
	SITE SIZE	8,502 sf
	YEAR BUILT	1906
	CAPITAL UPGRADES	\$400,000+ of capital invested over the last 5 years, including an elevator modernization
	STOREYS	6 Storeys (Front Street) 4 Storeys (Columbia Street)
	RENTABLE AREA	32,538 sf
	TENANTS	Corrections Canada, St John Ambulance, J. Bottom & Associates, BAAS Premium Offices, Antique Alley
	OCCUPANCY	100.0%
	WALT	2.2 Years
	EXISTING ZONING	C-8 Columbia Street Historic Comprehensive Development District
	OCP DESIGNATION	Columbia Historic Mixed-Use
	IN-PLACE NOI	\$635,718
	LISTING PRICE	Please Contact Listing Agents

INVESTMENT HIGHLIGHTS

100% Occupied 32,538 Square Foot Office and Retail Asset With Flexible Investor and User Lease Terms

- Long-standing commitment to the Property, with an average tenancy length of 18.9 years across the 5 current occupiers.
- WALT of 2.2 years allows for enhancement of income, repositioning, or owner occupation with flexible in-place lease terms and clauses.

Central Metro Vancouver Location With Excellent Transit and Vehicle Access

- Improved vehicle access to New Westminster with construction complete on the new Pattullo Bridge replacement, a \$1.637 billion investment by the Province of BC.
- Direct Expo Line SkyTrain access via both the Columbia and New Westminster Station, perfectly positioned at the midpoint of the line offering convenient commutes to both Downtown Vancouver and Surrey (Langley extension under construction).

Limited and Diminishing Supply of Primary New Westminster Office Buildings

- Limited stock in the Downtown New Westminster submarket of purpose-built office buildings with elevator access.
- Office inventory is expected to diminish in the medium-long term as competing low-rise buildings on larger parcels get redeveloped into higher and better uses.

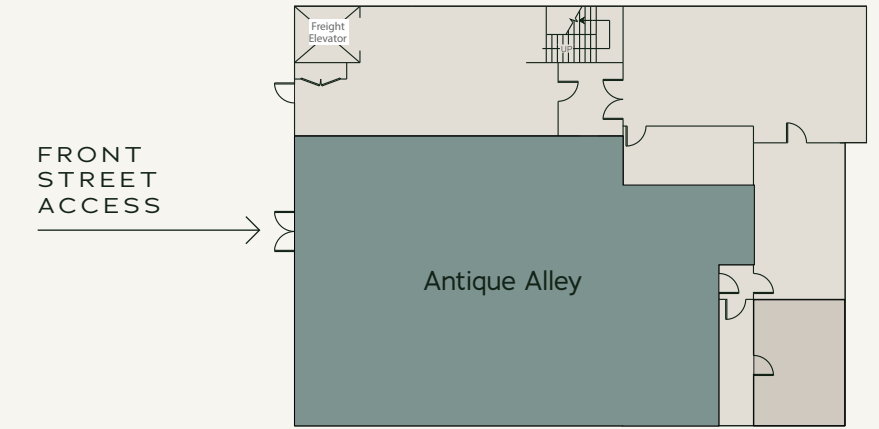
Highly Amenitized Retail and Green Space Node With Waterfront Views

- Direct access via the 6th Street Pedestrian Overpass to the newly expanded Westminster Pier Park, encompassing over 6 acres of waterfront green space and connection to the 2.5km boardwalk following the Fraser River.
- Diverse retail and service offerings on the Columbia Street corridor with restaurants, shopping centres, and services.

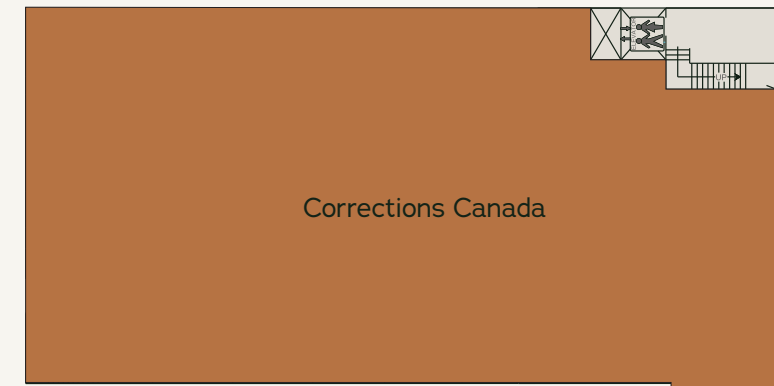
TENANCY SUMMARY

TENANT	AREA	% OF AREA
● Antique Alley	2,754 sf	8.5%
● Corrections Canada	8,902 sf	27.4%
● St John Ambulance	4,991 sf	15.3%
● J. Bottom & Associates	2,384 sf	7.3%
● BAAS Premium Offices	13,507 sf	41.5%
5 Tenants	32,538 sf	100.0%

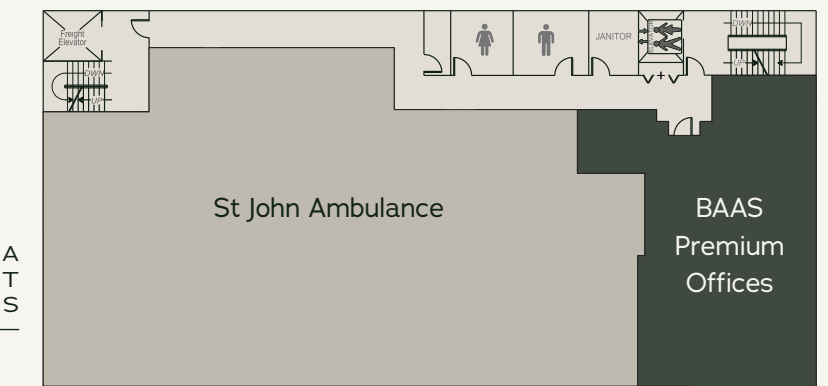
FRONT STREET LEVEL



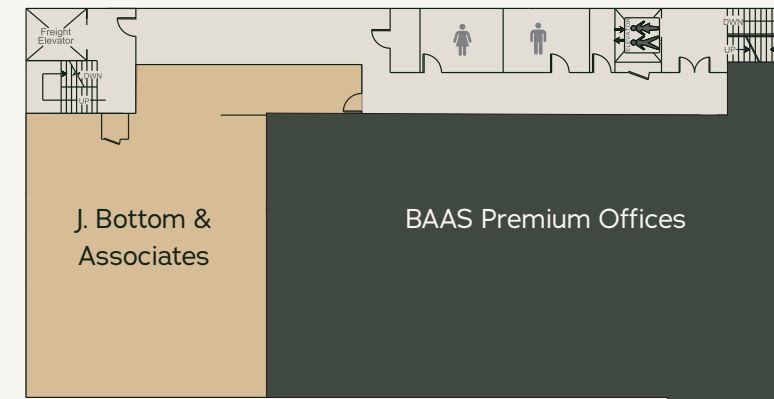
LEVEL 1



LEVEL 2



LEVEL 3



LEVEL 4



NEIGHBOURHOOD CONTEXT

DOUGLAS COLLEGE STUDENT HOUSING DEVELOPMENT

First ever on-campus student housing project for Douglas College, encompassing 368 beds completing in late 2026.

COLUMBIA STREET AMENITIES



UPTOWN NEW WESTMINSTER



PIER WEST BOSA DEVELOPMENT
2 tower residential development consisting of 665 strata residential units.

NEW WESTMINSTER POLICE DEPARTMENT BUILDING

FRONT STREET PARKADE (450 STALLS)

6TH STREET PEDESTRIAN OVERPASS



1

PATTULLO BRIDGE REPLACEMENT PROJECT

- New 4-lane connection between New Westminister and Surrey, officially opened in February 2026.
- \$1.637 billion infrastructure investment by the Province of BC allows for seamless accessibility between the 2 municipalities with new connections on both sides.



2

WESTMINSTER PIER PARK EXPANSION (PIER WEST)

- Additional two acres of park and open space constructed as part of the Pier West development.
- New outdoor fitness area, ping pong tables, picnic areas, riverfront tiered seating areas, festival plaza, spray park, and off leash dog area (completing July 2026).



3

ABUNDANCE OF SURROUNDING AMENITIES

- Wide array of shops, eateries, and services within walking distance of the Spencer Building.
- Nearby restaurants include Gastronomia Italia, Judge Begbie's Tavern, El Santo, Patsara Thai, and Piva Modern Italian.
- Walkable retail includes the River Market, Columbia Square Plaza, the Shops at New Westminister, and the Anvil Centre.



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DIRECT EXPO LINE SKYTRAIN ACCESS

- Located directly between Columbia Station (200 metres) and New Westminister Station (350 metres) on the Expo Line.
- The Expo Line is Metro Vancouver's most convenient rapid transit connection, with access to Downtown Vancouver (30 mins), Surrey Central (10 mins) and the under construction Langley City Centre (30 mins).

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**ADDITIONAL INFORMATION
& OFFERING PROCESS**

All prospective purchasers are encouraged to execute and return the provided Confidentiality Agreement for access to additional Property Information including a Financial Appendix and a Virtual Data Room.

Please contact the Exclusive Advisors for further information.

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