

611

FOR SALE

Agnes Street

NEW WESTMINSTER



62,784 SF
NET RENTABLE AREA



26,122 SF
SITE AREA



95.0%
IN-PLACE OCCUPANCY



2.6 Years
WALT



300,000 SF+
MIXED-USE DENSITY



THE OFFERING

Jones Lang LaSalle Real Estate Services, Inc. (“JLL”) is pleased to present the opportunity to acquire a 100% freehold interest in 611 Agnes Street, New Westminster (the “Property” and/or the “Offering”). The Property encompasses 62,784 square feet of office and retail area, serviced by two rapid transit stations within 550 metres, and occupied by an established mix of tenants including Yorkville University and Sprott Shaw College.

The Offering provides a flexible rent roll to both investors and developers as the existing tenancy provides near-term rental upside on a mark-to-market basis (18.3% below market) and demolition clauses in-place for future redevelopment by January 2030. Current ownership has actively progressed a redevelopment application through 3rd reading with the City of New Westminster, with plans for a 323-unit mixed-use rental development encompassing 37 stories and a proposed density of 11.86x (309,371 sf of Gross Buildable Area).

Institutionally owned and managed for the past 10 years, the four-storey building is well positioned to continue to offer highly efficient and flexible office space to transit-oriented occupants with some of the lowest gross rental rates amongst its competitive set. Directly accessible to both Columbia Station (500 metre walk) and New Westminster Station (550 metre walk), the Property offers seamless access to Burnaby, Coquitlam, Surrey and Downtown Vancouver due to its attractive central Metro Vancouver location.

The Property is held in a bare trust for the purpose of Property Transfer Tax (PTT) savings.



Building and Property Details

Address:	611 Agnes Street, New Westminster
PID(s):	001-830-520
Legal Description:	LOT 14, BLOCK 30, PLAN NWP41950, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Site Size:	26,122 sf (0.60 Acres)
Existing Zoning:	C-4 (Downtown Mixed Use District – High Density)
Year Built:	1972
Net Rentable Area:	62,784 sf
Parking Stalls:	Approximately 105 Stalls (1.67 Stalls / 1,000 sf)
Major Tenant(s):	Yorkville University, Sprott Shaw College, BC Community Corrections
Occupancy:	95.0%
WALT:	2.6 Years
Net Operating Income:	Please Contact Exclusive Advisors
Listing Price:	Please Contact Exclusive Advisors



INVESTMENT HIGHLIGHTS

1 95.0% Leased Education Building With Attractive Tenant Profile

- 611 Agnes Street is 95.0% tenanted by a diversified mix of credit worthy tenants, including Yorkville University (Birch Hill Private Equity) and Sprott Shaw College (BPP Education Group).
- Stable 2.6 year WALT and future rental rate enhancement potential through mark-to-market renewal program (18.3% below market).
- In the near to medium term, New Westminster's office inventory is anticipated to remain constant or decrease slightly as older buildings are repurposed into higher and better uses leading to additional pressure on market rents and availability.

3 Medium to Long Term Development Flexibility For High Density Mixed Use Residential

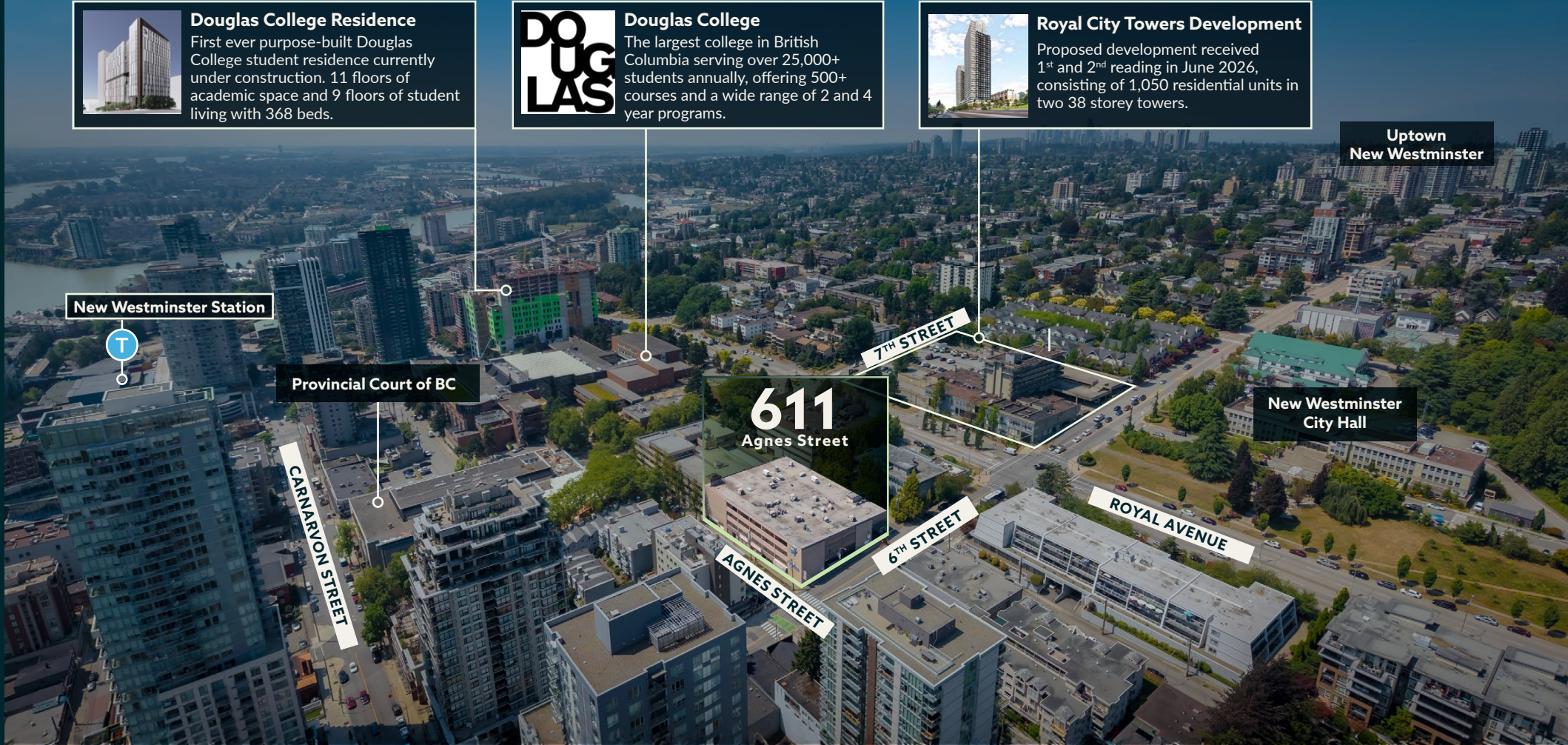
- Rarely available 0.60 acre (26,122 sf) parcel in the downtown core of New Westminster, on the highly visible and central corner of Agnes Street and 6th Street.
- 323-unit mixed-use residential development with 3rd reading approval, significantly de-risking entitlement risk for potential purchasers.
- Historic institutional management provides flexible lease clauses for medium-term development via demolition options, with the earliest development availability of January 2030.

2 Transit-Oriented Location Within 550 Metres of Two Expo Line SkyTrain Stations

- The Property enjoys excellent transit connectivity, located within a 5-minute walk of both New Westminster and Columbia SkyTrain Stations providing occupants with convenient access to neighbouring municipalities and Downtown via the Expo Line.
- \$6 billion Expo Line extension to Langley City will position New Westminster at the midpoint of Metro Vancouver's busiest rapid transit corridor, further enhancing accessibility for both residents and commuters.
- Downtown New Westminster's educational ecosystem thrives on this exceptional connectivity, with students and faculty benefiting from the comprehensive amenities, housing, and services that proximity to rapid transit enables.

4 62,784 Square Foot Building on the High-Exposure Corner of Agnes Street and 6th Street

- Four storeys of commercial space with corner frontage onto both Agnes Street and 6th Street, convenient access throughout the building with the first 3 storeys all having exterior walk-in access.
- Substantial capital investments have been made in educational tenant areas, with expansive study areas, well formatted classrooms, and thoughtfully designed entryways.
- Institutionally owned and professionally managed for the last 10 years.



TENANCY SUMMARY

Major Tenant Profiles



39,429 SF

NET RENTABLE AREA

62.8%

% OF NET RENTABLE AREA

Yorkville University is a private Canadian university with campuses in both Vancouver and Toronto. The institution offers professionally focused programs to over 3,500+ students at the graduate level, designed for working adults and career changers. Flagship programs include a Master of Arts in Counseling Psychology, Masters of Business Administrations, and graduate certificates in human resources management and organizational leadership. In 2020, the parent company of the university, Yorkville Education Company, was purchased by Birch Hill Equity Partners.



9,192 SF

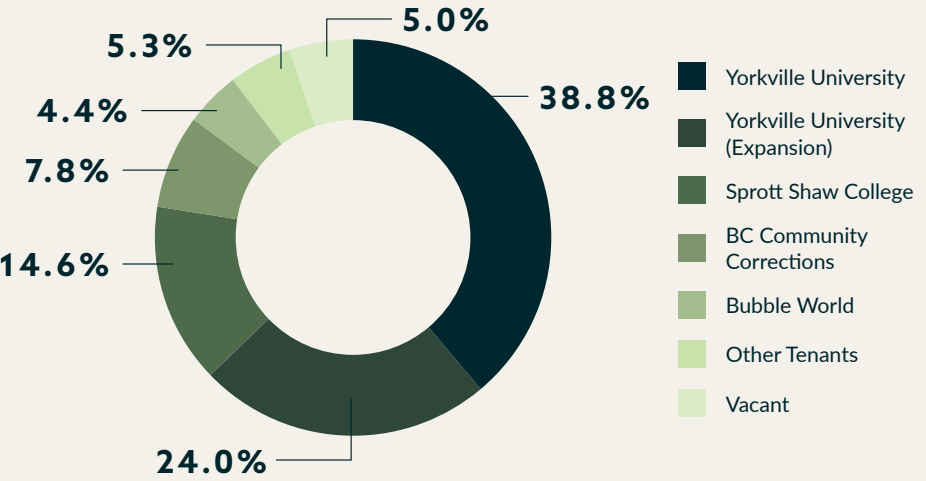
NET RENTABLE AREA

14.6%

% OF NET RENTABLE AREA

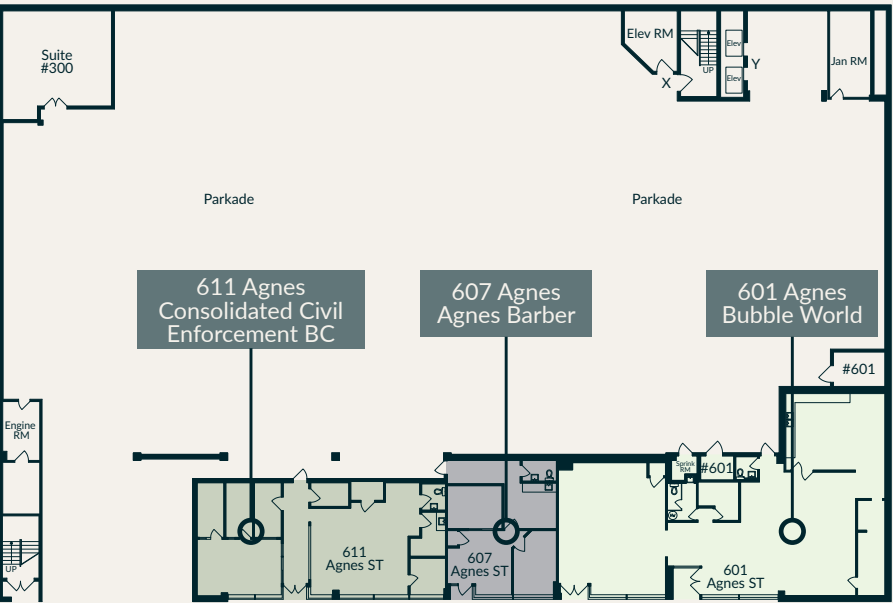
Sprott Shaw College has 16 campuses across British Columbia, offering over 125 post secondary programs across their facilities ranging from Downtown Vancouver to the Okanagan region. With a focus in hands-on training in skilled professions, the New West campus focuses on nursing & health care, childcare & community support, business, and administration programs. In 2025, Sprott Shaw College was purchased by BPP Education Group (Lyceum Education Group).

NRA By Tenant

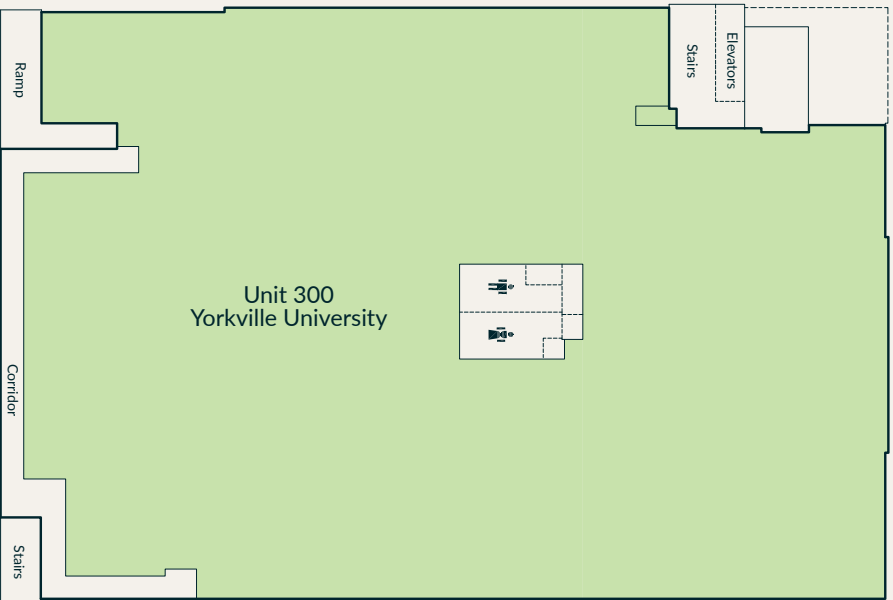


Tenants	Net Rentable Area	% of NRA
Yorkville University	24,331 sf	38.8%
Yorkville University (Expansion)	15,098 sf	24.0%
Sprott Shaw College	9,192 sf	14.6%
BC Community Corrections	4,918 sf	7.8%
Bubble World	2,737 sf	4.4%
Consolidated Civil Enforcement BC	1,487 sf	2.4%
Deep Healing & Wellness	1,072 sf	1.7%
Agnes Barber	785 sf	1.3%
Occupied Area	59,620 sf	95.0%
Vacant	3,164 sf	5.0%
Net Rentable Area	62,784 sf	100.0%

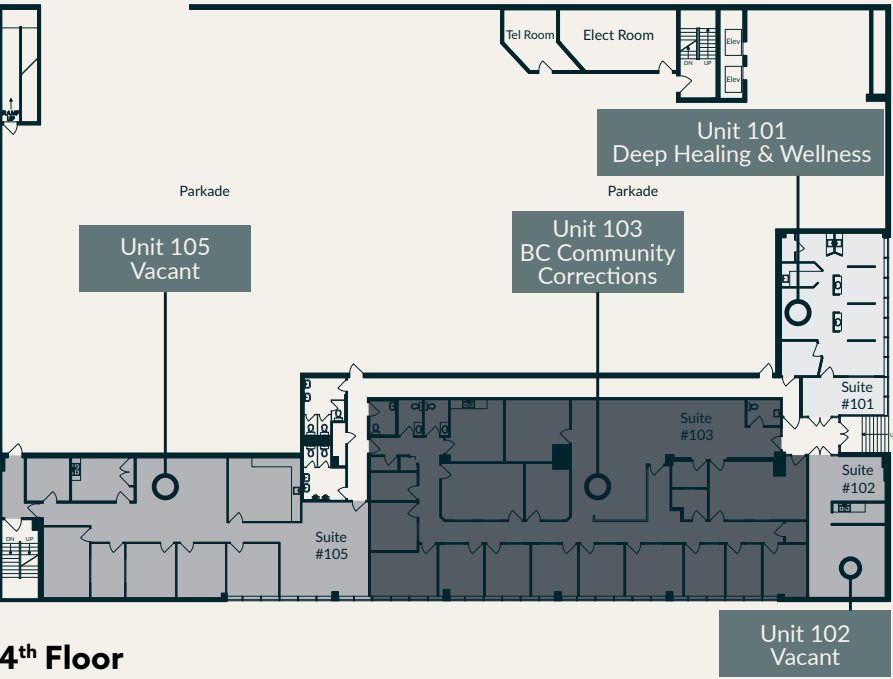
1st Floor



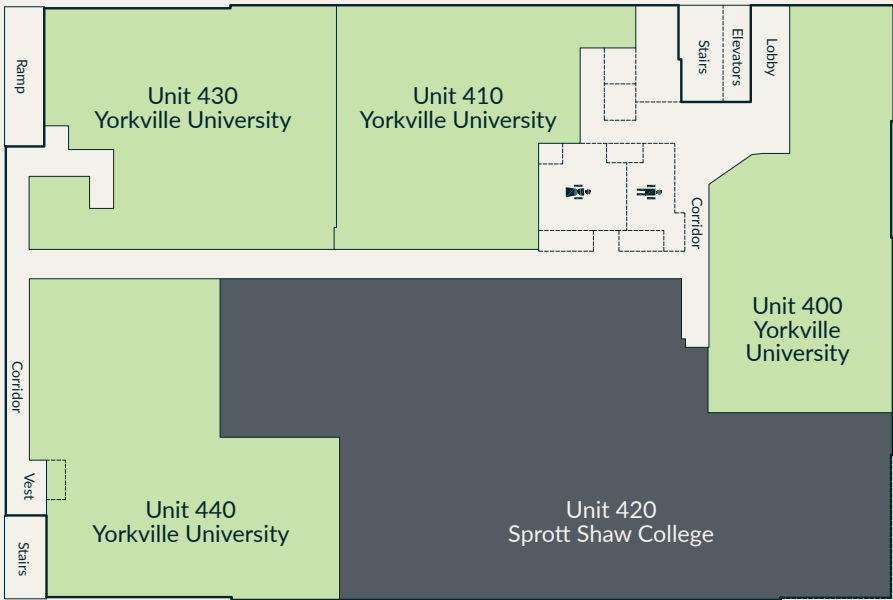
3rd Floor



2nd Floor



4th Floor



SURROUNDING ACTIVITY



DEVELOPMENT POTENTIAL



26,122 SF
SITE AREA



309,371 SF
FSR BUILDABLE AREA



37
TOTAL STOREYS



640 SF
AVG UNIT SIZE



11.86X
FLOOR SPACE RATIO (FSR)



323
MARKET RENTAL UNITS



4
COMMERCIAL
PODIUM STOREYS



225 STALLS
PARKING

A rezoning application has been submitted to the City of New Westminister to transform the existing low-rise office building into a landmark mixed-use building consisting of 323 market rental units, 2 storeys of office, retail, and a childcare facility. Spanning 37 storeys and thoughtfully incorporating the slope of the site, the proposed development incorporates a 4 level podium (commercial uses and amenities) with 33 storeys of market rental residential uses above. The proposal fits seamlessly into the evolving New Westminister high-rise skyline and offers panoramic views from the residential floors of the Fraser River, the North Shore mountains, and Downtown Vancouver.

The application was brought to council on for 1st, 2nd, and 3rd reading approval on July 13th, 2026 and received strong support for approval of the development of the form and density. Full enactment and adoption of the rezoning is expected in Q4 2026 with updates provided to prospective purchasers as they become available.

Click here for the most up to date progress of the application:
<https://www.beheardnewwest.ca/en-CA/projects/611-agnes-street>



LOCATION OVERVIEW

Located along the north bank of the Fraser River, Downtown New Westminster blends historic brick-and-beam character with modern high-rise development activity due to its highly accessible transit-oriented location. Significant transformation has occurred over the past two decades, bringing a diverse range of amenities to the area. These include multiple commercial retail areas ensuring a walkable amenity base and the continued build out of the 2.5 kilometre waterfront boardwalk, offering parks and green spaces to all Downtown residents and workers.

1. Columbia Square Plaza

165,000+ sf grocery and liquor anchored shopping centre with future mixed-use development plans.



2. Shops at New West

207,100+ sf transit-oriented multi-storey shopping complex at New Westminster Station, anchored by Safeway and Shoppers Drug Mart.



Restaurants/Amenities

- 1 Anvil Centre
- 2 CEFA Early Years School
- 3 Mongio Early Learning Centre
- 4 YMCA BC
- 5 Douglas College Theatre
- 6 Coasters Coffee
- 7 The Hide Out Café
- 8 Piva Modern Italian
- 9 Galbi Korean BBQ
- 10 Angelina’s Dutch Corner
- 11 Kioku Kitchen
- 12 The Boathouse Restaurant
- 13 Scotiabank
- 14 Rick Bronson’s House of Comedy

Education

- 1 Douglas College
- 2 West Coast College of Massage Therapy
- 3 IH Vancouver ESL School
- 4 Royal Metro College
- 5 Canadian College of Naturopathic Medicine
- 6 Central College
- 7 Eureka College
- 8 Hanson College

Government

- 1 New Westminster Police Department
- 2 New Westminster City Hall
- 3 Land Title and Survey Authority
- 4 Supreme Court of British Columbia



611

Agnes Street

NEW WESTMINSTER

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 Virtual Data Room.

Please Contact the Exclusive Advisors for more information.

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