



**FLOORS 5-7 AVAILABLE
FOR SALE OR LEASE**



**ANVIL CENTRE
OFFICE TOWER**
NEW WESTMINSTER

FOR LEASE
ANVIL CENTRE OFFICE TOWER
11 EIGHTH STREET, NEW WESTMINSTER, BC

www.anvilofficetower.ca

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THE PROJECT

The Anvil Centre Office Tower offers 137,300 square feet of modern office space, with individual floor plates ranging from 15,500 to 20,000 sf. A centre core elevator design and large column-free bays provide for maximum flexibility in developing highly efficient space plans. The Anvil Centre Office Tower is targeted LEED Gold standards for energy efficiency and environmental sustainability and features first class office standards, including 9 foot ceilings, floor to ceiling exterior glazing and state-of-the-art building systems.

The Anvil Centre Office Tower offers spectacular panoramic views of the Fraser River from all floors. Even the lowest office floor is located 60 feet above street level, and offers unobstructed views of the river. Parking is provided in a secure, 3-level underground parking facility. The building also features secure bicycle storage and end-of-trip facilities. In addition to the amenity rich Anvil Centre conference facilities, there is street front retail space located on the ground floor of the project designed for a full service restaurant and a coffee shop.

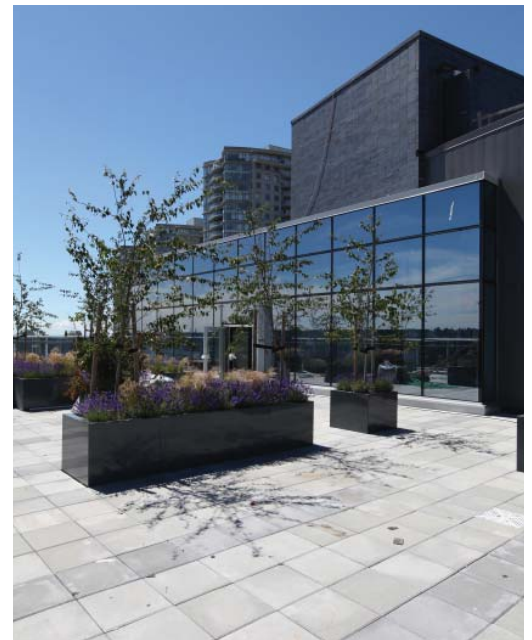


LEED® GOLD

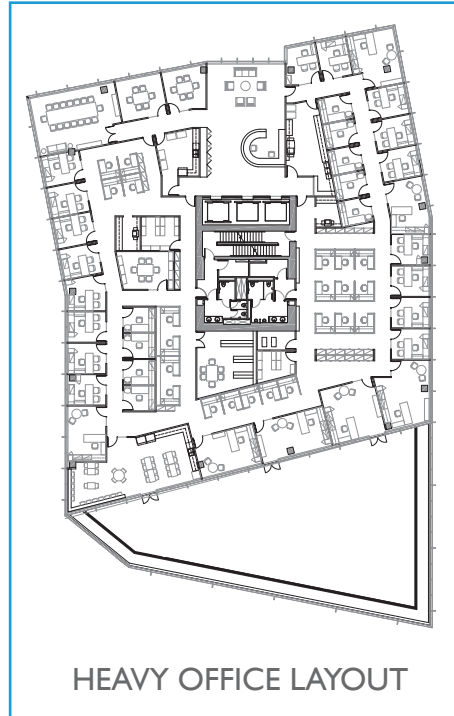
The Anvil Centre Office Tower is targeted to LEED® Gold standards and promotes a whole-building approach to sustainability by recognizing five key areas of human and environmental health: sustainable site development, water efficiency, energy efficiency, materials selection and indoor environmental quality. LEED Gold is one of the highest levels of certification and points will be achieved in the following areas: performance exterior glazing, efficient mechanical systems, efficient lighting and lighting control and low flow plumbing.

ANVIL CENTRE CONFERENCE FACILITIES

Connected to the office tower is the City of New Westminster's newest conference and cultural facility - Anvil Centre. This now open four storey, LEED Gold facility will be an iconic structure in New Westminster's downtown business district and will offer new amenities to professionals, residents and visitors alike. In addition to a range of facilities from small to mid-sized conference space, multi-purpose rooms and a banquet hall that can accommodate events of up to 500 seats, Anvil Centre features a state of the art theatre, art gallery and museums.



CONCEPTUAL LAYOUTS



AVAILABLE SPACE*

5th Floor	19,654 sf
6th Floor**	19,918 sf
7th Floor	15,502 sf
8th Floor	15,534 sf
9th Floor	15,534 sf
10th Floor	15,617 sf
11th Floor**	15,595 sf
12th Floor	15,596 sf
Penthouse	4,380 sf
Total	137,330 sf

AVAILABLE FOR
SALE OR LEASE

*All square footages are approximate.

**Cross over floors

ASKING RATE

\$26.00 - \$30.00 psf per annum

ASKING PRICE

Floors 5-7 available for sale or lease.
Contact listing agents for sale pricing.

ALLOWANCE

The premises will be provided in a base building condition and a full improvement allowance or turnkey options is available.

OPERATING COSTS & PROPERTY TAXES

\$13.50 psf per annum
(2016 est.)



BUILDING AMENITIES

- Anvil Conference and Civic Centre
- Directly adjacent to the New Westminster SkyTrain Station
- Private patios and balconies
- Retail amenities
- Secure bicycle parking
- Shower and locker facilities
- Professional property management

BUILDING DESIGN FEATURES

- Compact central elevator core
- Efficient floor plates
- Roll up window shades
- 9 ft. Floor to ceiling windows
- Panoramic views from every floor
- Targeted LEED® Gold
- State-of-the-art HVAC System
- Luxurious high end finishes in the common areas and washrooms
- Volumetric lighting fixtures with occupancy sensors
- Keyless card access to system
- High speed elevators with oversized cabs

PARKING

- Secure underground parking
- On-site hourly visitor parking

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