

CENTRAL PARK PLACE

4555 Kingsway Burnaby, BC

FOR LEASE

A premium class A office building in the heart of Metrotown with flexible size options available



bosa properties







CENTRAL PARK PLACE



BUILDING FEATURES & AMENITIES

Central Park Place is an 18-storey class A office tower centrally located in an amenity-rich area of Burnaby's Metrotown neighborhood. The building was constructed by Bosa Properties in 2000 and features on-site building management staff, ample tenant amenities, monthly and visitor parking and common area modernizations underway.



3,500 sf fitness facility



End-of-trip shower facilities & lockers



Outdoor patio



Secure bike storage



Abundant underground parking (1 stall per 600 sf leased) & visitor parking



Panoramic city & mountain views



Bright floor-to-ceiling windows on all floors

PROPERTY HIGHLIGHTS

AREA

Flexible size options up to 34,388 sf

AVAILABLE

Refer to floor plans

LEASE RATE

Contact listing brokers

OPERATING COSTS & TAXES

\$18.40 psf (2025 estimate)

SHOW UP & PLUG IN

LET US TURNKEY YOUR NEXT OFFICE!



Bosa Properties' preferred contractor, Axiom Builders, understands the importance of teamwork, communication, and a realistic project plan to achieve your aesthetic, operational, and budgetary goals for building out an office.

They are experts in all aspects of a successful tenant improvement, from the initial planning of a project through design, documentation, engineering, construction, closeout, and turnover. By ensuring everyone is in the right place, at the right time, and doing the right things, our team will strive to avoid redundancies, rework, and costly mistakes.

We provide valuable insight through all phases and our clients rely on us to meet their expectations.



Save Valuable Time



Streamline Communication



Landlord Approved Consultants and Trades



Early Access To Site



Professional Project Management

Contact the listing brokers to discuss the turnkey packages available for your business to get up-and-running at Central Park Place.

PRE-CONSTRUCTION

Our team understands the true value of accurate preconstruction data to execute a tenant improvement successfully.

Establishing the constructability of a space based on the clients' business needs is paramount to our process. Axiom Builders' role is to ensure that what is designed will meet your requirements, while remaining within schedule and budget limits.



PHASE 1

Site Report Preliminary Space Plan High-level Budget and Schedule

PHASE 2

Permit Package/Permit Drawings 60% Class C Budget High-level Consultants Review

PHASE 3

Permit Submission
Full Consultants Review
Tender Drawings
Tender Budget/Value Engineering
Issue for Construction (IFC) Dwg



CONSTRUCTION

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This is our forte. Our highly skilled teams manage a project's day-to-day activities and implement solutions or recovery plans at every turn.

Axiom Builders construction process is driven by our ability to streamline communication between the client, landlord, consultants, and construction management team.

MOVE MANAGEMENT

Axiom Builders offers options for move management coordination, including furniture procurement and installation.

As your dedicated construction partner, we want to assist you through all construction phases - and then some.

Plus, working with one team, all the way till the end, mitigates the risk of delays and communication errors.



6TH FLOOR

11,460 sf*

Available immediately

*Flexible demising options available



One (1) boardroom



Four (4) medium meeting rooms



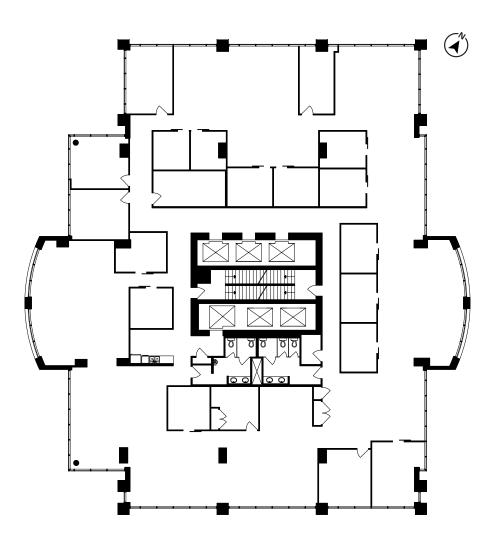
Thirteen (13) offices or small meeting



Open area



Kitchen





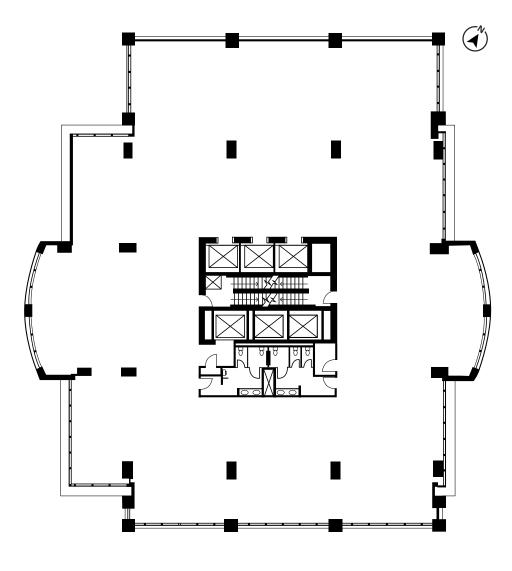
8TH FLOOR

11,464 sf

Available immediately



Warm shell condition with flooring, lighting, window coverings and new paint in place





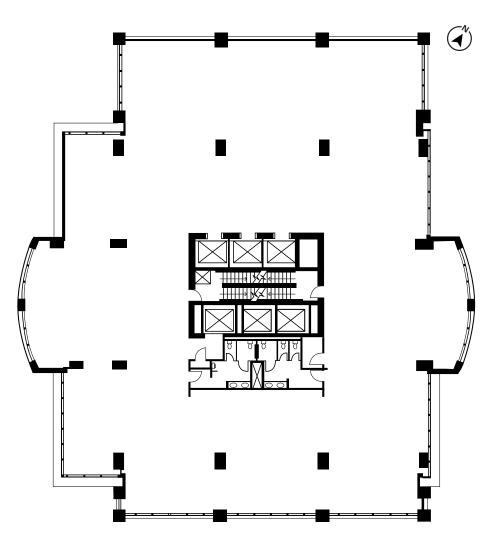
10TH FLOOR

11,464 sf

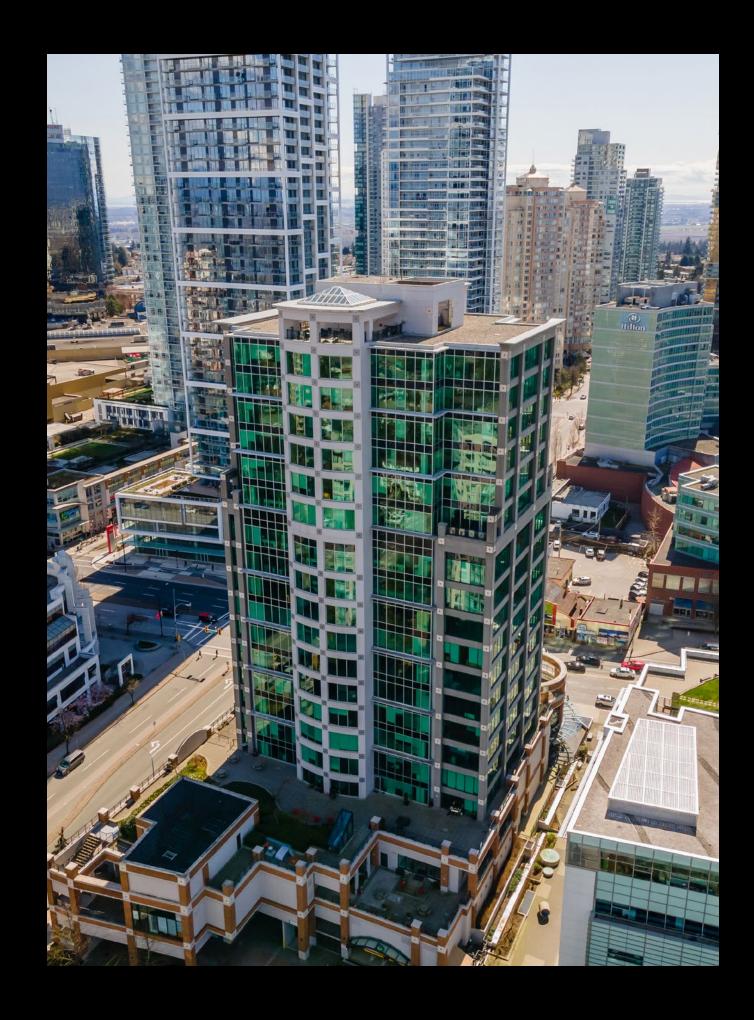
Available immediately

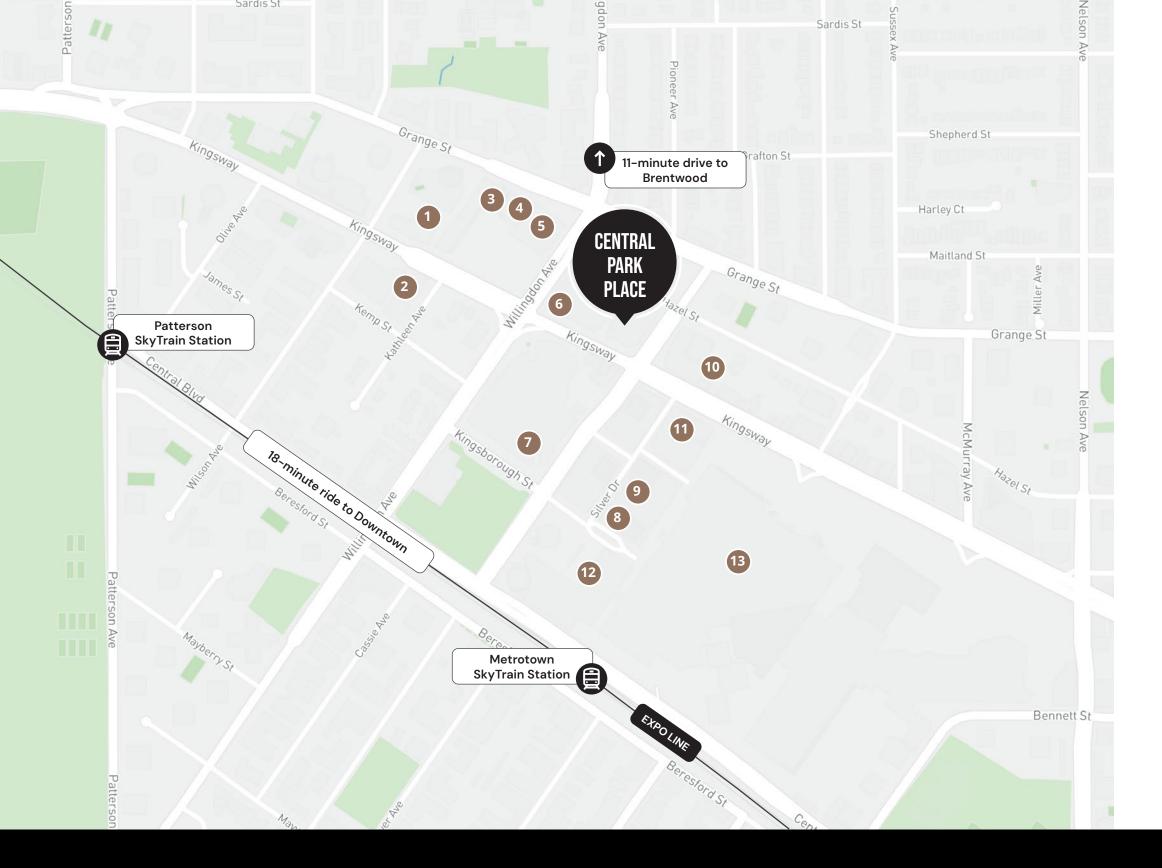


Warm shell condition with flooring, lighting, window coverings and new paint in place









LOCATION

The building is prominently located in the heart of Metrotown, one block east of Willingdon Avenue at the corner of Kingsway and Mackay Avenue.



AREA AMENITIES: Directly across the street from Metropolis at Metrotown and Station Square, and adjacent to the Sovereign Development which features Element Hotel and Italian Kitchen.



ACCESS: 600 metres from the Metrotown SkyTrain station. Drivers have convenient access to Highway 1 via Willingdon Avenue.



DRIVE TIMES: Centrally located with an 18-minute drive time to Downtown Vancouver and 20 minutes to Surrey Centre.



PUBLIC TRANSIT TIME

New Westminster 11 MINUTES **15 MINUTES** Downtown Vancouver **20 MINUTES** Surrey Coquitlam **30 MINUTES** North Vancouver **35 MINUTES 40 MINUTES** Richmond Vancouver International Airport **45 MINUTES**

- 1. Hon Sushi
- 2. RBC Royal Bank
- 3. BC Liquor Store
- 4. Shoppers Drug Mart
- 5. Save-On-Foods

- 6. Trattoria Burnaby
- 7. Crystal Mall Food Court
- 8. Cactus Club Cafe
- 9. Earls Kitchen + Bar
- 10. Sushi Garden

- 11. TD Canada Trust
- 12. Station Square
- 13. Metropolis at Metrotown

WALKER'S PARADISE Daily errands do not require a car

EXCELLENT TRANSIT Transit is convenient for most trips

VERY BIKEABLE Biking is convenient for most trips



Contact for more information

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