

# 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



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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

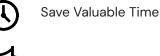
### LET US TURNKEY YOUR NEXT OFFICE!



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.





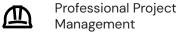
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Streamline Communication



Landlord Approved Consultants and Trades

Early Access To Site



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.





### **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.



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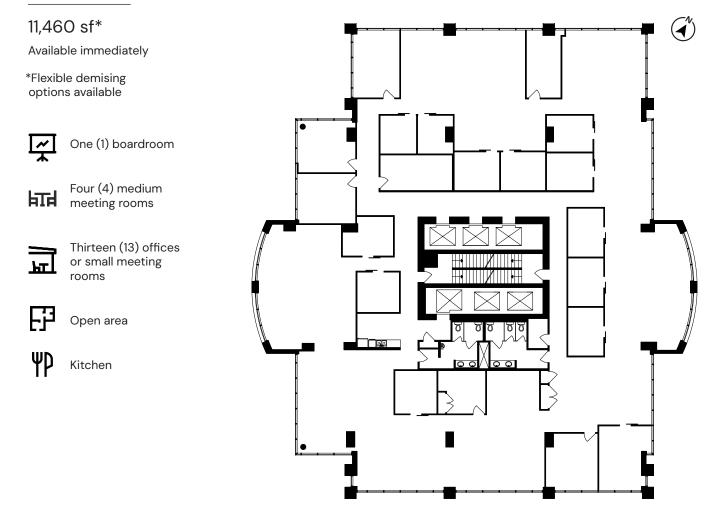
This is our forte. Our highly skilled teams manage a project's day-to-day activities and implement solutions or recovery plans at every turn.

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





## 6TH FLOOR



## 8TH FLOOR

#### 11,464 sf

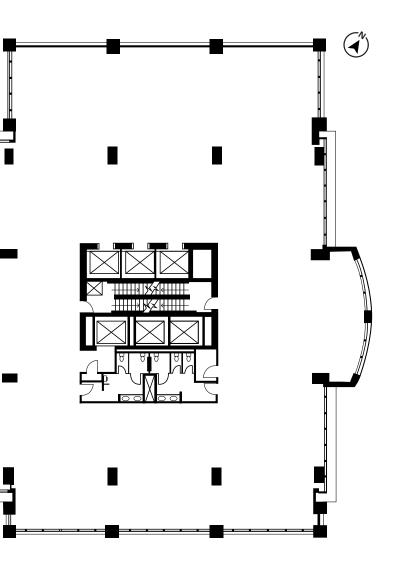
Available immediately



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

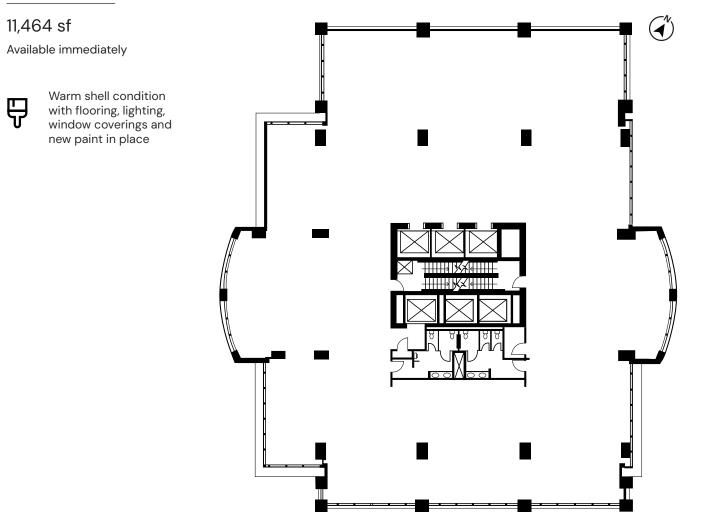




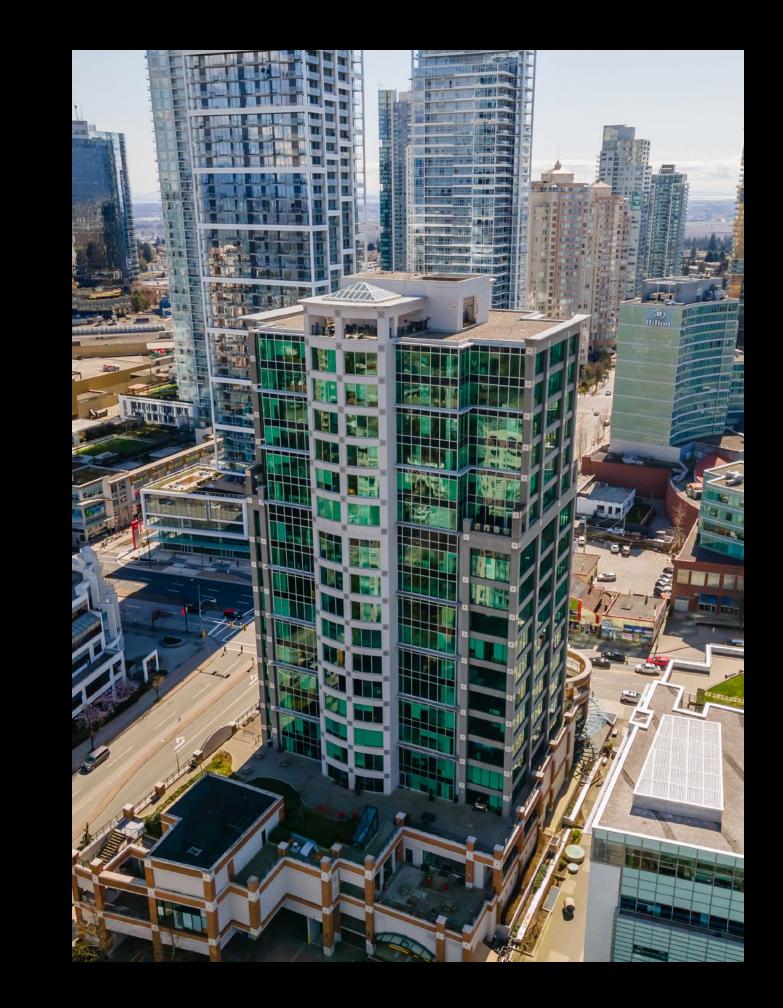


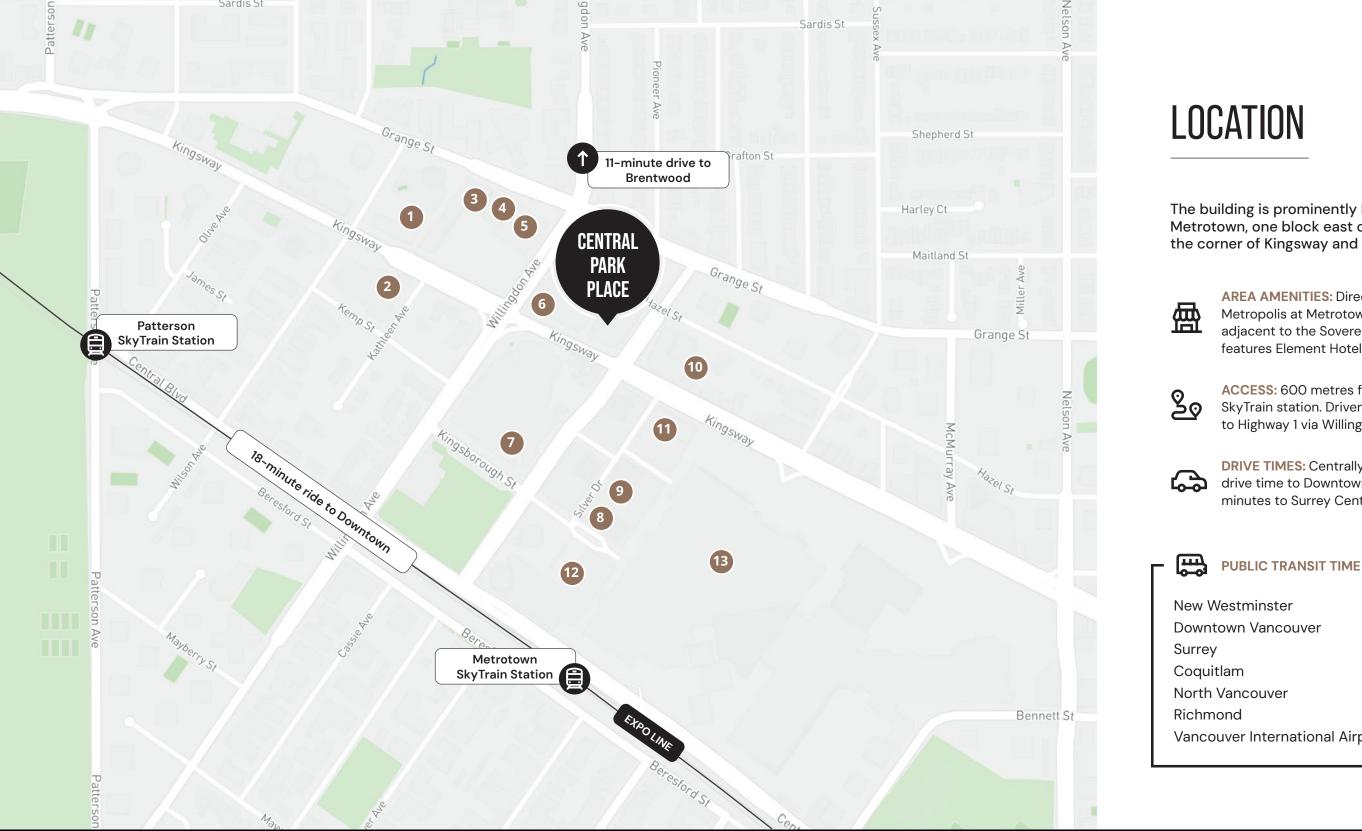
## **10TH FLOOR**

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- 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







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.

Vancouver International Airport

**11 MINUTES 15 MINUTES 20 MINUTES 30 MINUTES 35 MINUTES 40 MINUTES 45 MINUTES** 

**EXCELLENT TRANSIT** Transit is convenient for most trips



VERY BIKEABLE **Biking is convenient** for most trips



#### **Contact for more information**

Glenn Gardner\*, Principal 604 647 5092 glenn.gardner@avisonyoung.com <u>`Glenn Gardner Personal Real Estate Corporation</u>

Matt Walker, Principal 604 647 5074 matt.walker@avisonyoung.com

Stephanie Yeargin, Associate Vice President 604 757 4985 stephanie.yeargin@avisonyoung.com

#2900-1055 West Georgia Street P.O. Box 11109 Royal Centre Vancouver, BC V6E 3P3, Canada

#### avisonyoung.ca

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