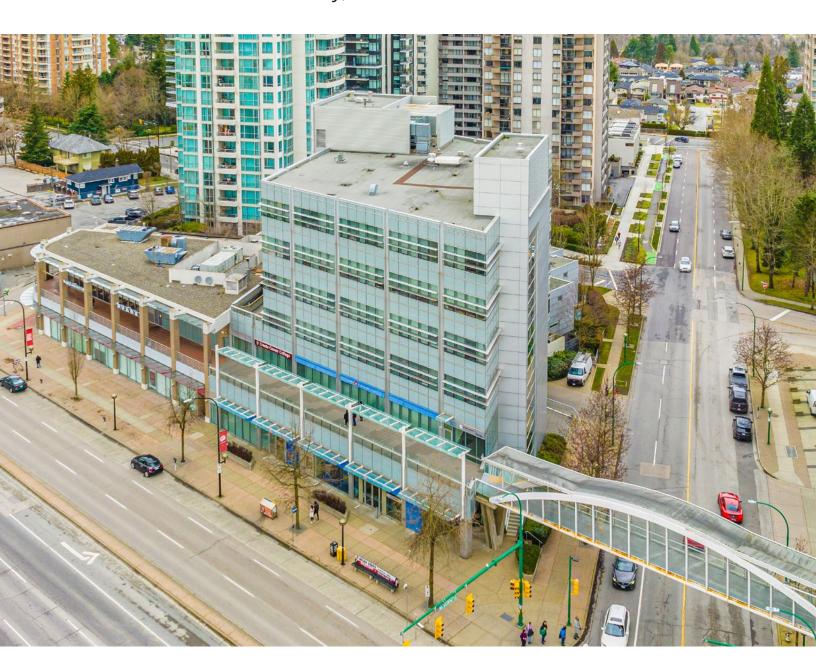


Office and retail for lease

4789 Kingsway Burnaby, BC



Main floor retail and nicely improved office premises with mountain views

Josh Sookero*, Principal 604 647 5091 josh.sookero@avisonyoung.com *Josh Sookero Personal Real Estate Corporation

Nicolas Bilodeau, Senior Vice President 604 647 1336 nicolas.bilodeau@avisonyoung.com

For Lease

Property details

ELEVATORS

Two 2,500 lb traction exterior glass elevators

CEILING HEIGHT

9.0 ft

SECURITY

Central monitored system with floor restrictions, perimeter cameras and lights, cameras in hallways and parkade, regular mobile & static security patrols, and onsite caretaker 3 days per week

TELECOM

Fibre service to building

BUILDING OPERATING HOURS

6:00 a.m. – 7:00 p.m. (Monday – Friday) with after-hours entry system

HVAC SYSTEM

Heat pumps with cooling/heating continuous loops to maintain zoned temperatures

SPRINKLER SYSTEM

Wet system throughout

LIGHTING

Fluorescent

OPERATING EXPENSES (2023)

Office \$16.50

AVAILABLE

Immediately

MONTHLY PARKING

\$95/month (plus taxes)

Location

Located in the geographic centre of Metro Vancouver, 4789 Kingsway is immediately across from Metropolis, BC's largest enclosed mall with more than 1.7 msf of retail and amenity space. The building is easily accessible by car and public transportation with a five-minute walk to both the Metrotown SkyTrain station and TransLink bus loop plus multiple bus stops along Kingsway.

Opportunity

4789 Kingsway is a premier class A, six-storey, 71,236-sf office tower that is part of a landmark mixed-use development. The development, along with a two-storey retail complex, is directly connected to Metropolis at Metrotown by way of an overhead, covered pedestrian walkway.

Property highlights



Overhead pedestrian walkway connecting to 450 stores at Metropolis



Five-minute covered walk to Metrotown SkyTrain station and TransLink bus loop



Excellent nearby amenities including coffee, shopping, banking, and dining options

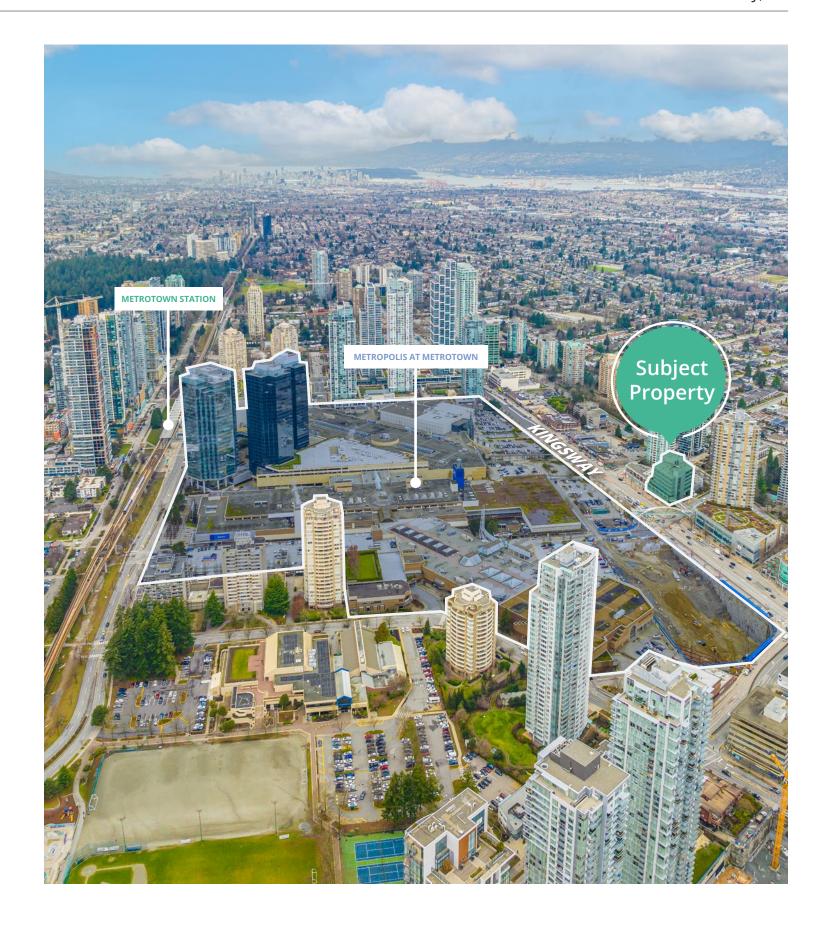


Operable windows and spectacular views



End of trip facilities with secure access to bike racks, lockers, and full washroom with shower





UNIT 200

6,231 sf
Available April 1, 2024

Nicely improved office premises with 24 offices, staff room, 12 person boardroom, copy room and large reception

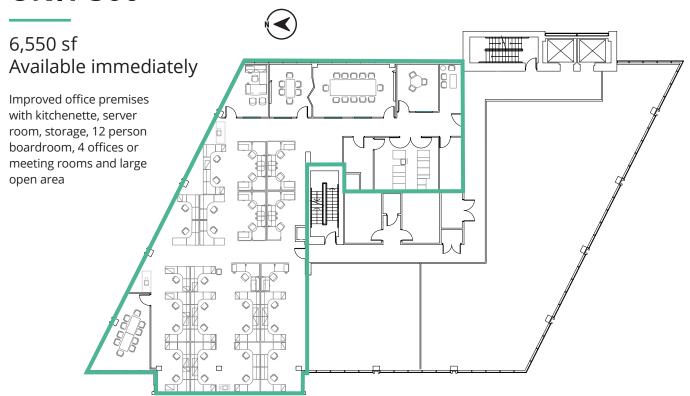








UNIT 500











For Lease

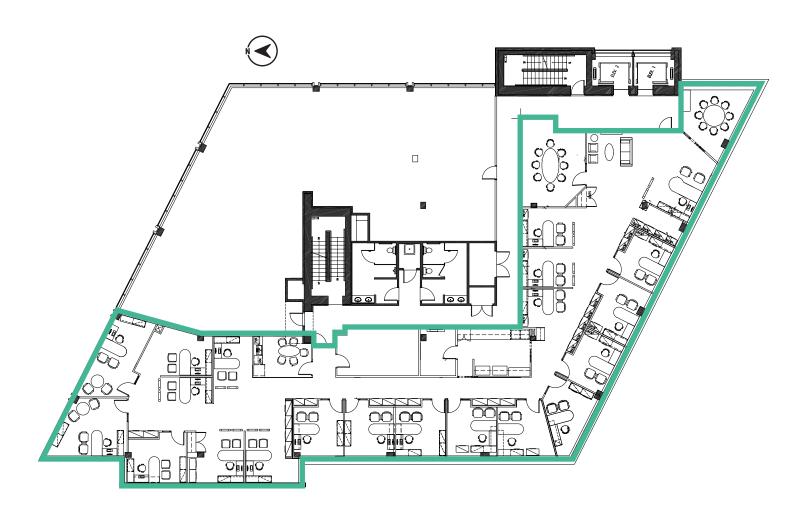
UNIT 600

7,181 sf Available April 1, 2024

Nicely improved office premises with 15 offices, 3 meeting rooms, storage, reception and kitchenette

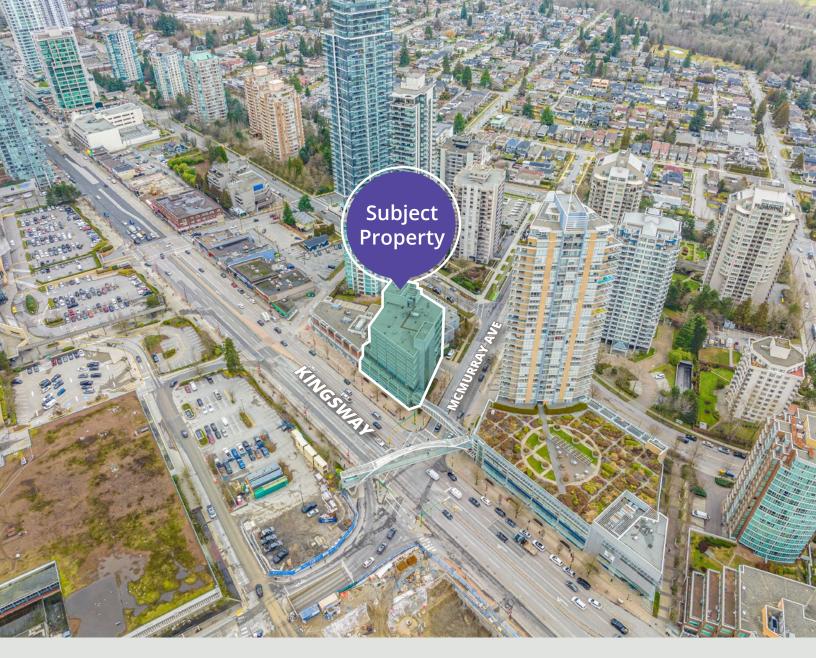












92 WALKER'S PARADISE Daily errands do not require a car

87 EXCELLENT TRANSIT
Transit is convenient for most trips

78 VERY BIKEABLE
Biking is convenient
for most trips

Contact for more information

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