



FOR LEASE | Metrotowers I & II
4710 & 4720 Kingsway, Burnaby





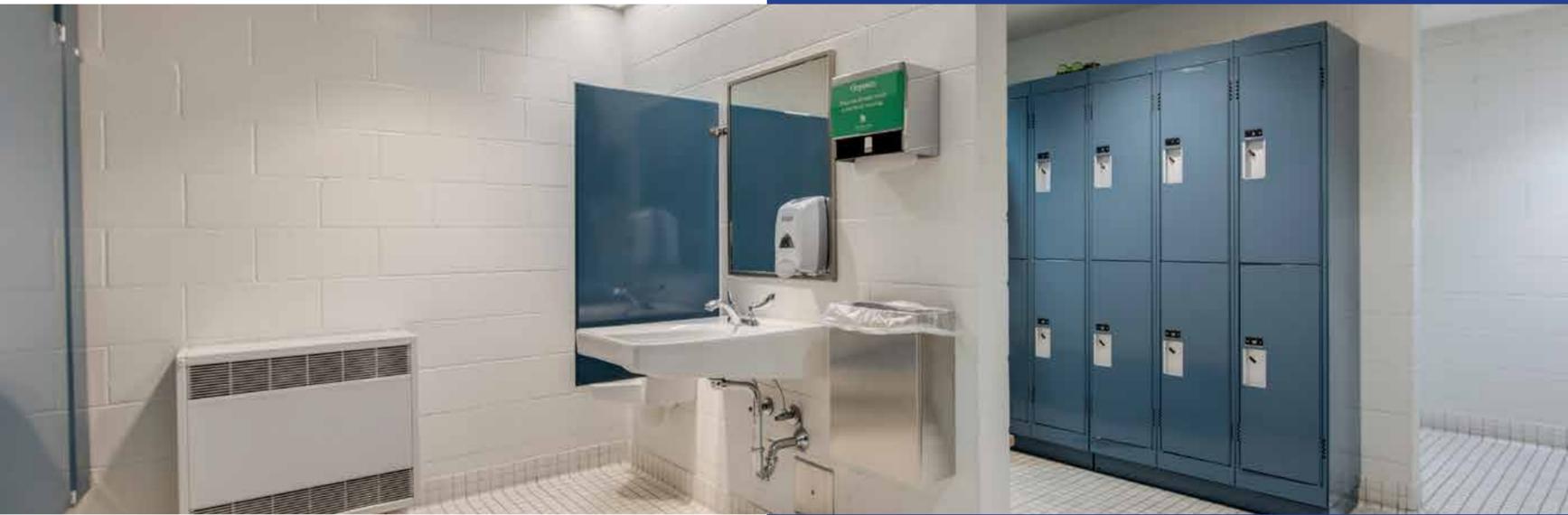
Property *Overview*

The Building

Two state of the art “AAA” Class office towers comprise over 616,000 square feet and rise 28 and 30 stories tall, featuring panoramic 360 degree views from a column free perimeter and a reflective glass curtain wall. The lobby features a thirty-two foot high atrium, providing volumes of natural light with granite and stainless steel finishes. Nestled amid an extensive urban shopping centre complex, theatres, hotels, community recreation centre, public library, 200 acre park and with direct covered access to the Metrotown SkyTrain Station, Metrotower Office Complex provides an offering unparalleled in the Lower Mainland.

The Area

Located at the geographic centre of the Lower Mainland, the Metrotower Office Complex features convenient accessibility from downtown Vancouver and all surrounding communities. Its main entry off of Central Boulevard is connected to many major routes including Willingdon, Kingsway, McKay, Nelson, Imperial and Patterson. In addition, the Towers also provide close proximity to Highway 1, Boundary Road and Marine Drive allowing easy access to the North Shore, Delta, Richmond and Surrey.



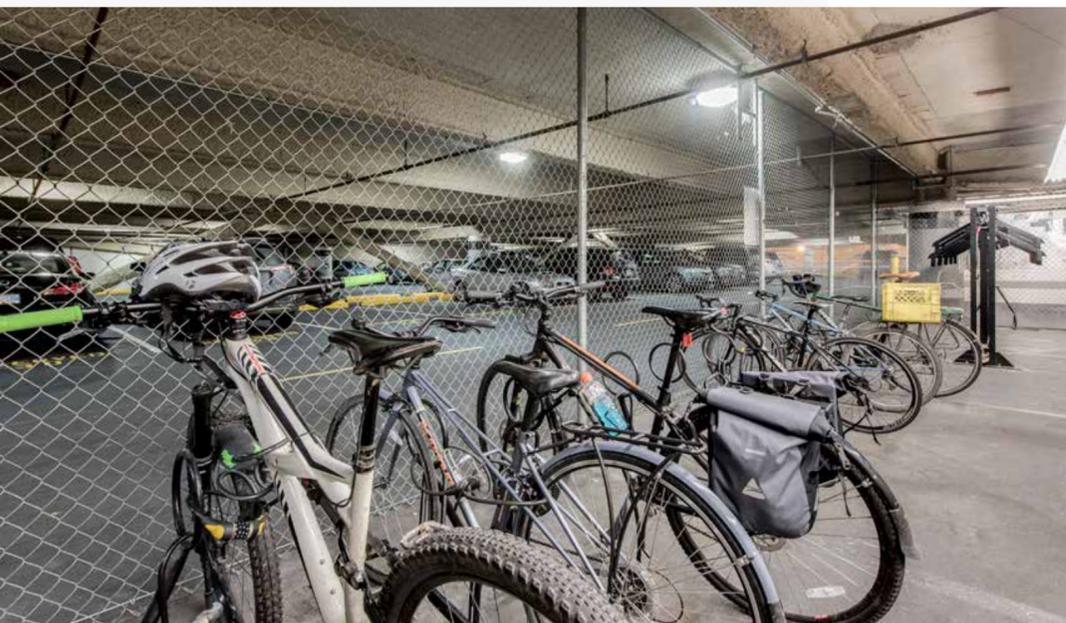
Building Highlights

- Panoramic 360 degree views from a column free perimeter
- Bike lockers and end of trip facilities
- Electric vehicle charging stations
- On-site Management
- 24 hour on-site security guards and camera systems
- Newly renovated fitness centre
- Meeting room facilities
- Green space plaza
- Direct access to Metrotown SkyTrain Station and transit bus loop
- 1 parking stall per 750 SF leased

Details

Net Rent	Please contact listing agents
Additional Rent (2025 est.)	Metrotower I - \$21.48 Metrotower II - \$21.27
Parking Rates (24 Hours)	Reserved parking: \$198.00 per stall per month* Random parking: \$148.00 per stall per month* Carpool parking: \$136.00 per stall per month* <i>*plus applicable taxes</i>

Metrotower *Amenities*



Fitness Centre:

Full service, tenant only fitness centre including fitness classes, pilates and yoga. Full showers, changing rooms and day lockers also provided. Newly opened Oxygen Yoga & Fitness Studio located in Metrotower II.

Conference Room Facilities:

Fully equipped 1,200 SF meeting room available accommodating up to 45 people.

Bike Lock Up & End of Trip Facilities:

Offered on site, free of charge to tenants.

Green Space Plaza:

Offering tenants a landscaped and manicured outdoor plaza.

Car Wash:

Autospa available on-site.

Location Attributes

Metropolis at Metrotown

Directly connected to BC's largest shopping mall offering restaurants, entertainment, daycares, theaters and various services.

Restaurants

30 quick and full serve restaurants at Metropolis at Metrotown including gourmet coffee shops, Earls, Cactus Club and Boston Pizza.

Bonsor Community Centre

Swimming pool and sports courts all located within a 5 minute walk from the complex.

Central Park

A 200 acre park with cycling, walking and jogging trails located within close proximity.

Hotels

The Hilton Vancouver & Holiday Inn Express located within 2 blocks



Bike Score
79



Walk Score
97



Transit Score
88



- | Metropolis at Metrotown |
|-------------------------|
| Superstore |
| Walmart |
| Hudsons Bay |
| SportChek |
| Indigo |
| H&M |
| Winners/Homesense |
| SilverCity Theatre |
| ToysRus |
| Uniqlo |
| Sephora |
| Muji |
| Zara |

BONSOR RECREATION CENTRE

METROTOWERS I & II

METROPOLIS AT METROTOWN

METROTOWN STATION

CENTRAL PARK

Best Buy

CACTUS CLUB

CRYSTAL MALL

HILTON VANCOUVER

EARLS

KINGSWAY

ELEMENT VANCOUVER

WILLINGDON

SAVE-ON-FOODS

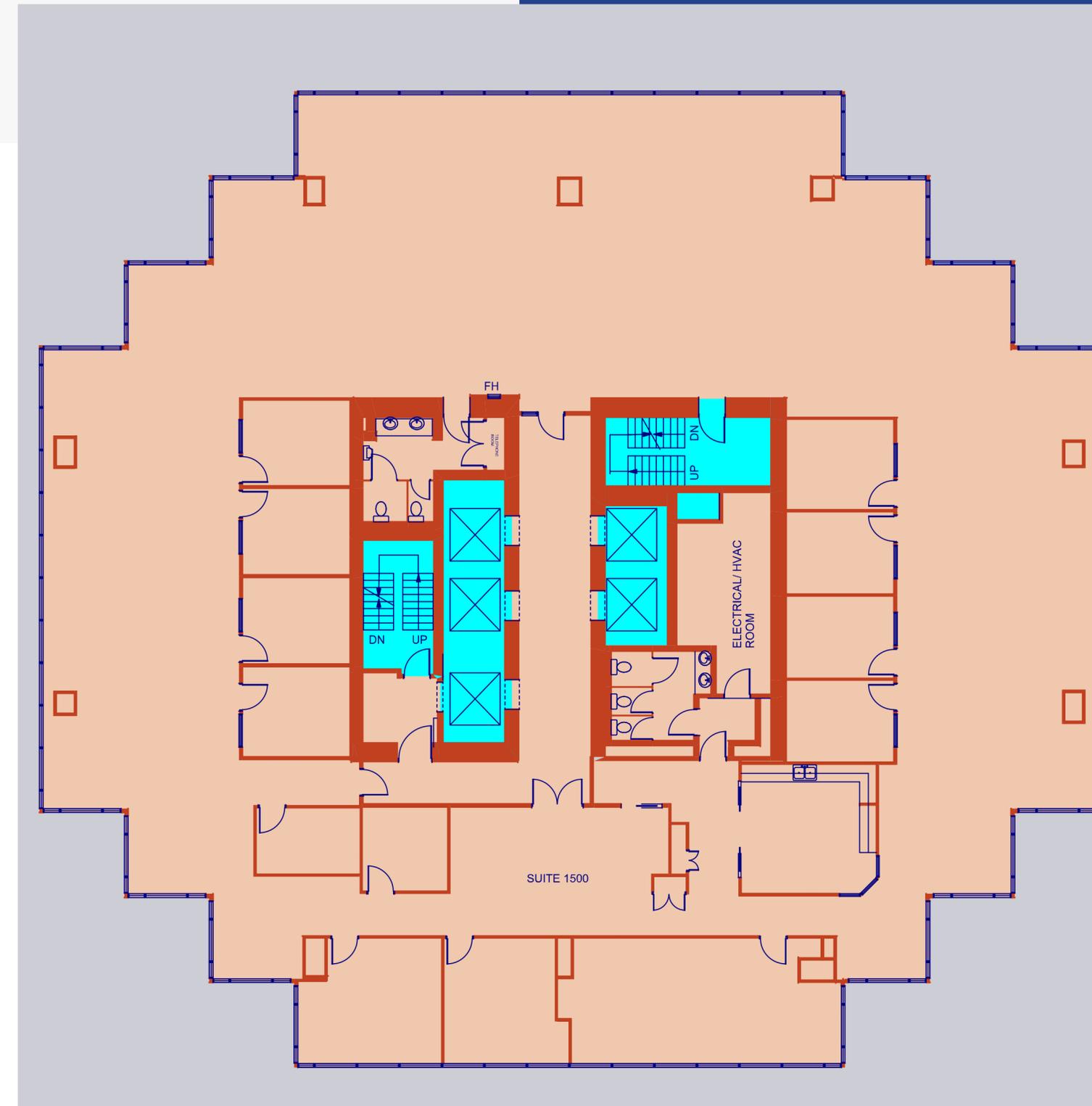
BC LIQUOR

Current Availability

Typical Floor Plan

METROTOWER I 4710 KINGSWAY		Net Rent: Please contact listing agents Additional Rent (2025 est.): \$21.48 PSF/Annum
Suite	Area	Description
600	10,938	Primarily open plan space with existing improvements. Available immediately.
1500	10,978	Reception, 11 offices, boardroom and kitchen. Available immediately.
2300	11,018	Full floor opportunity, fully improved. Available immediately.
2500	11,018	Reception, 25 offices, boardroom, meeting room, 2 kitchens, open plan seating areas, printer room, server room, media studio. Available immediately.
2800	10,732	Top full floor opportunity. Space is improved with multiple offices, large boardroom, kitchen, four private patios and panoramic views. Available immediately.

METROTOWER II 4720 KINGSWAY		Net Rent: Please contact listing agents Additional Rent (2025 est.): \$21.27 PSF/Annum
Suite	Area	Description
604	11,348	High quality improvements. Available immediately.
700	9,842	Fully improved space. Available August 1, 2025.
920	4,100	Available January 1, 2026.
2010	6,234	Fully improved. Available immediately.
2200	14,063	Primarily open plan space with existing improvements. Available immediately.



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