

OFFICE SPACE | FOR LEASE

4800 Kingsway

BURNABY, BC

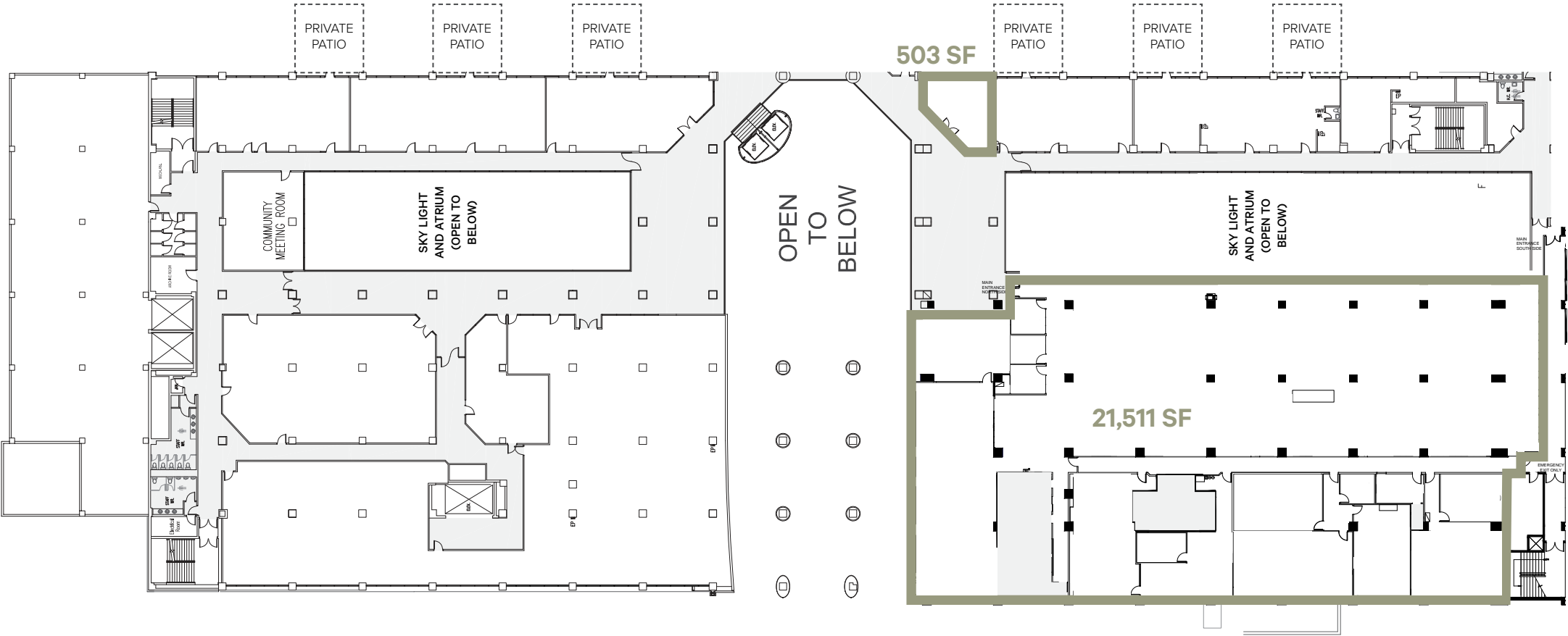


Up to 21,511 SF of High Quality Improved Office

Call Centre | General Office | Educational

CBRE

Options ranging from 503 SF up to 21,511 SF of high quality improved office space available in The Galleria at Metropolis




The Galleria At Metropolis
4800 Kingsway, Burnaby, BC

The Opportunities

Within the 1.575 million square feet Metropolis at Metrotown offers over 400 shops, services and restaurants including gourmet coffee shops and juice bars such as Starbucks, Tim Hortons, Blenz, Bella Gelateria and Jugo Juice.

This central location also provides direct connectivity to SkyTrain, convenient proximity to popular dining choices including Earls, Cactus Club Cafe, Trattoria by Glowbal, and Boston Pizza. Convenient access to three Hotels including the Hilton Vancouver, Element by Westin and Holiday Inn Express are also within a two block radius.

Metropolis at Metrotown Offices offers two built-in daycare options for employees: YMCA and Jellybeans Park Playcare Daycare.



UNIT 492

UNIT 476

21,511 SF* (Multiple demising options - 4,400 minimum SF)
503 SF

* Contiguous adjacent sublet space of 30,003 SF can be made available for up to 52,000 SF




BASIC RENT

Please contact Listing Agents



ADDITIONAL RENT

\$23.24 PSF (2023 estimate)



PARKING

Abundant free tenant and visitor parking

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The Galleria at Metropolis is directly connected to British Columbia’s largest shopping centre, Metropolis at Metrotown, featuring over 400 shops, restaurants, entertainment facilities, theaters, services and on-site day care providers.

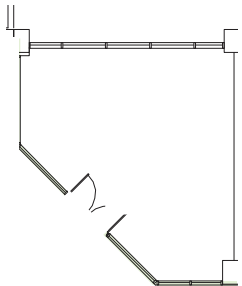
- DIRECT SKYTRAIN ACCESS
- DAYCARE
- 400 SHOPS, SERVICES & RESTAURANTS
- FOOD COURT





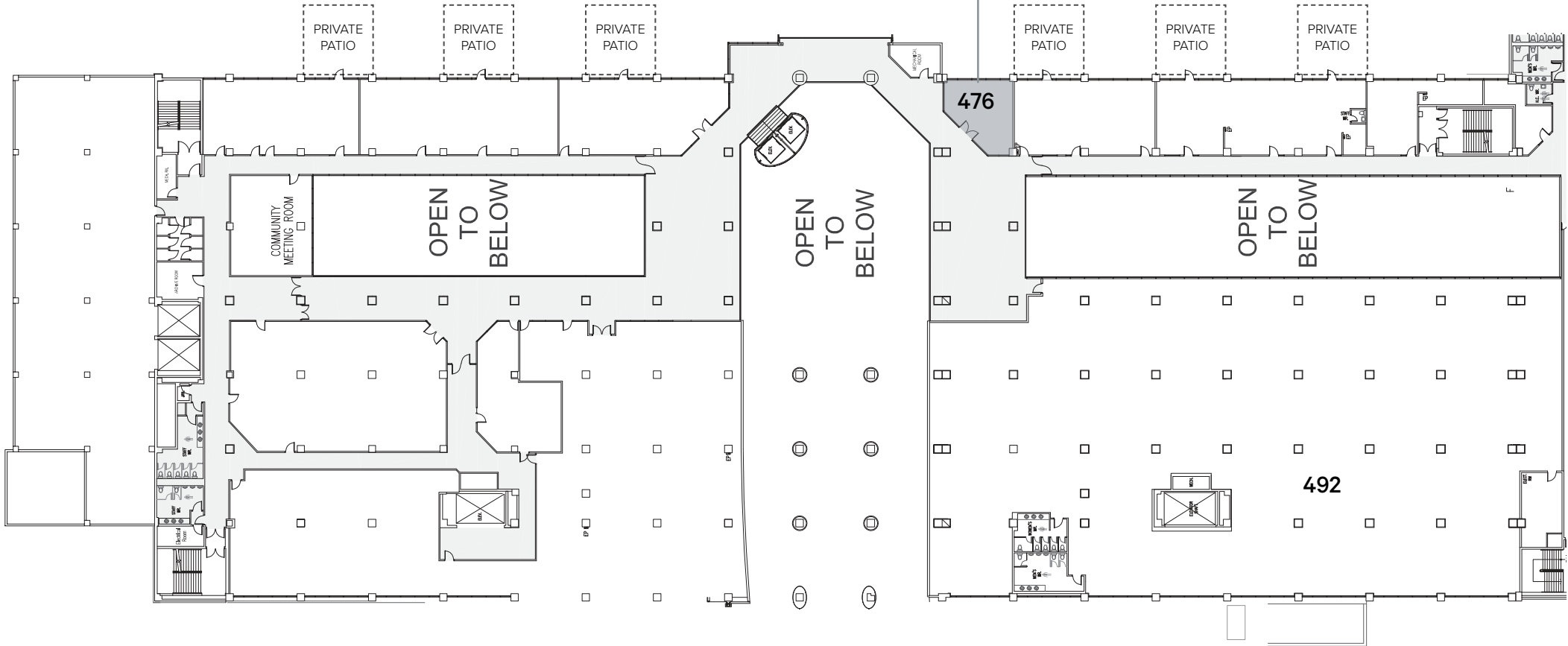
Unit 476

503 SF
AVAILABLE IMMEDIATELY



SUITE FEATURES

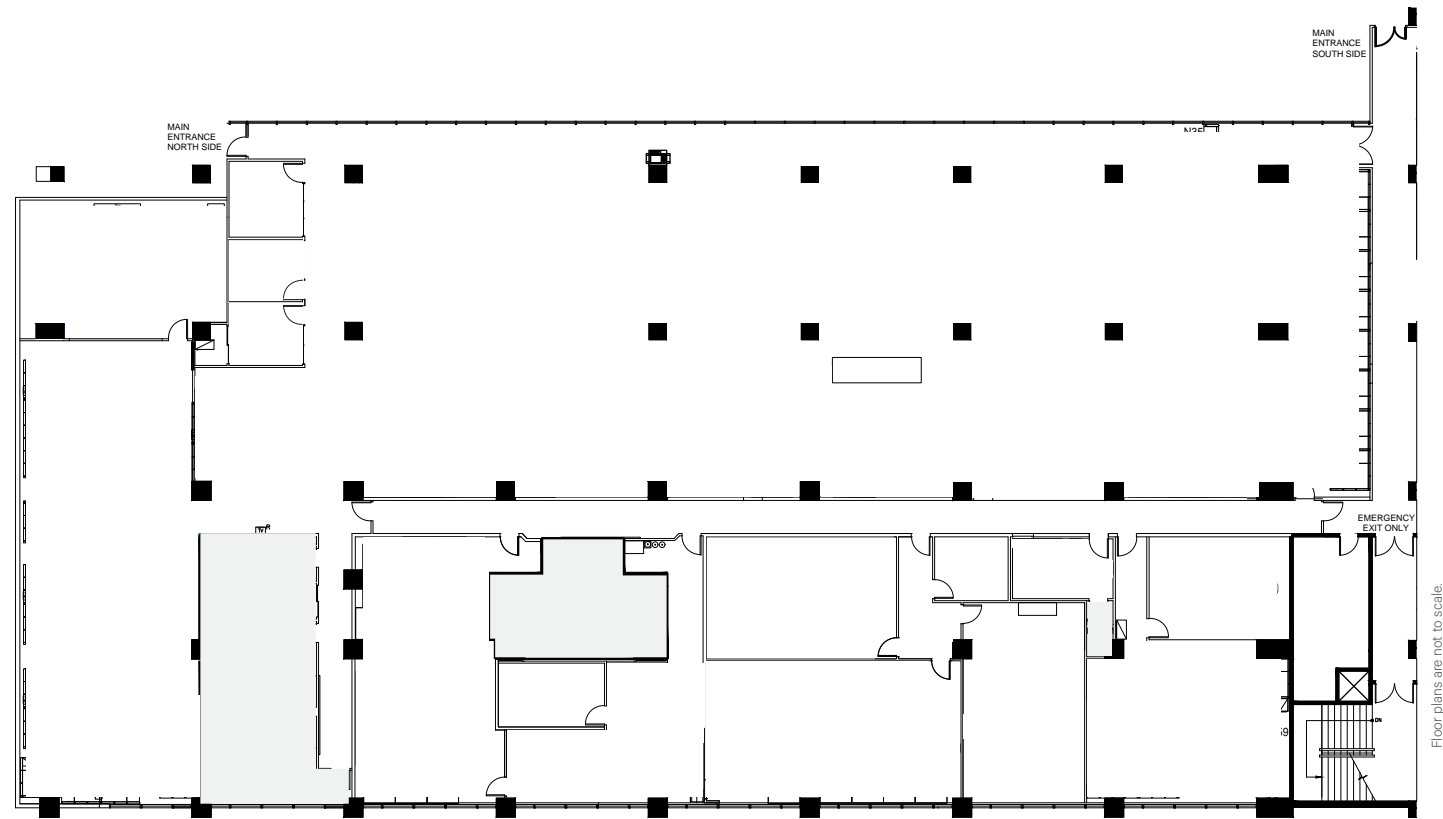
- + Elevator exposure
- + Glass entryway
- + Private office



The Galleria At Metropolis
4800 Kingsway, Burnaby, BC

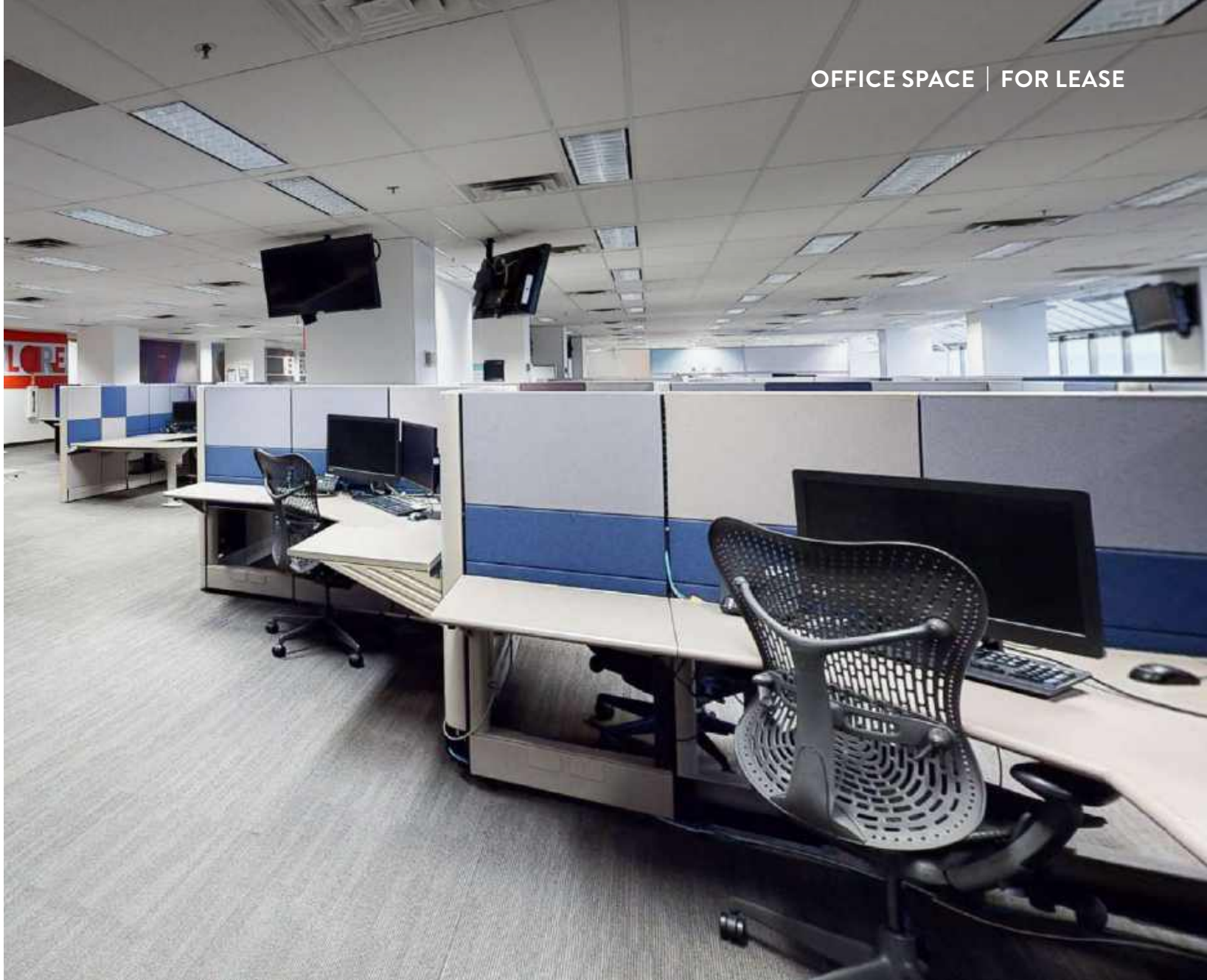
Unit 492

21,511 SF
AVAILABLE IMMEDIATELY



SUITE FEATURES

- + Existing Call Centre with quality improvements and furniture
- + 6 large meeting rooms / training centres
- + 3 meeting rooms
- + Lunchroom
- + Contiguous space up to 52,000 SF



Unit 492

Demising Options

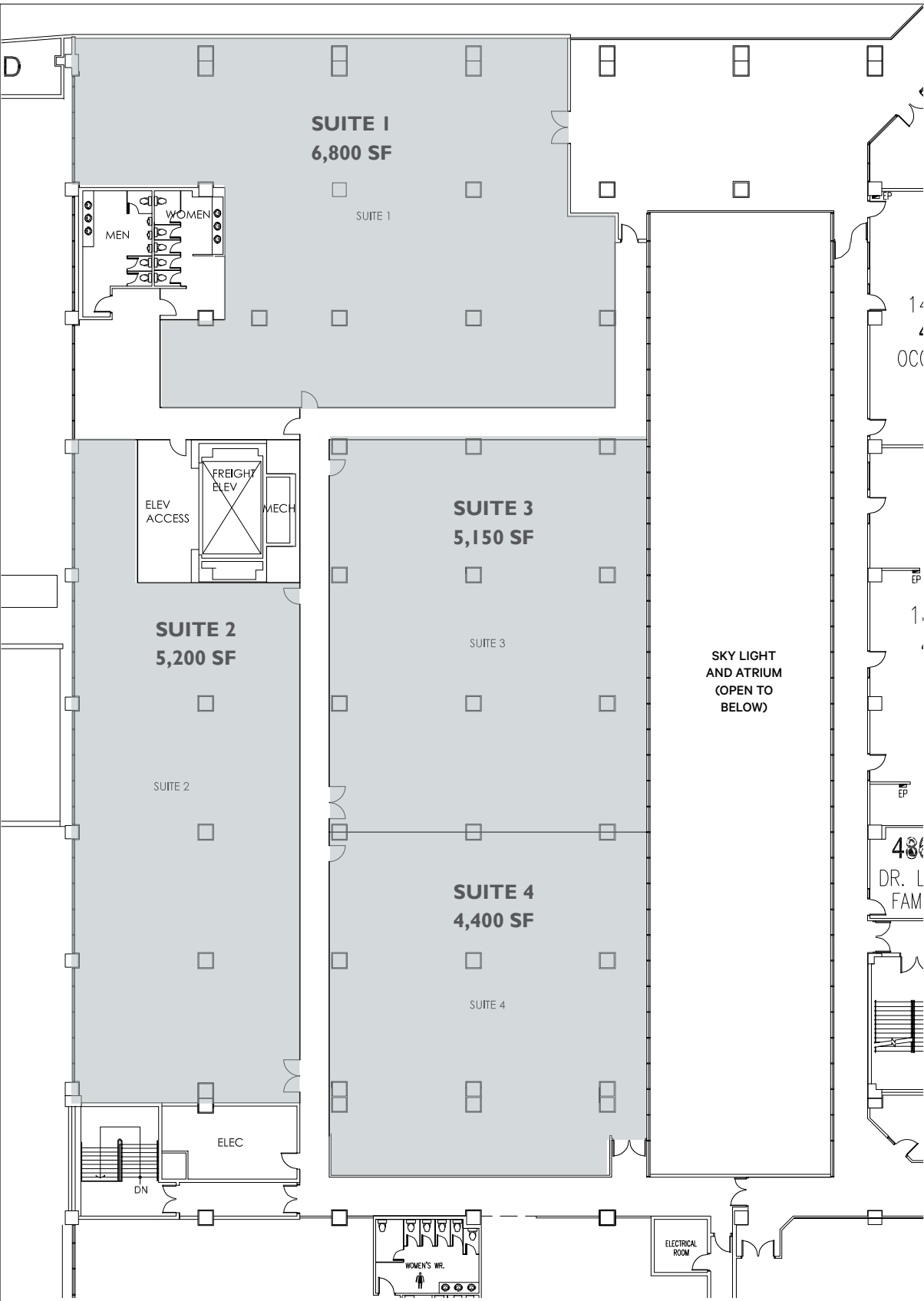
21,511 SF

UNIT SUITES (APPROXIMATE)

SUITE 1	UNIT 491	6,800 SF
SUITE 2	UNIT 492	5,200 SF
SUITE 3	UNIT 493	5,150 SF
SUITE 4	UNIT 494	4,400 SF

FLOOR FEATURES

- + Potential to demise 21,511 SF into numerous sized suites depending on tenant needs
- + The floor has renovated washrooms
- + Plumbed access for potential kitchen
- + 3 meeting rooms
- + Potential direct freight elevator access for users that may require it



Floor plans are not to scale.

The Galleria At Metropolis

4800 Kingsway, Burnaby, BC

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8 MIN

Walk to SkyTrain

23 MIN

To Downtown

81

Very Bikeable

400

Shops + Services

Source: Walkscore.com

Location

The Galleria at Metropolis is located at the geographic center of Metro Vancouver at the axis of what is commonly referred to as “Metrotown”, the Metrotower Complex is the centre of Metro Vancouver.

Within Burnaby, the main entry off of Central Boulevard is connected to many major thoroughfares including Willingdon, Kingsway, McKay, Nelson, Imperial and Patterson. With the Towers close to Highway 1, Boundary Road and Marine Drive the location provides easy access to the North Shore, Delta, Richmond and Surrey.

CONTACT

LUKE GIBSON

Personal Real Estate Corporation

Senior Vice President, Brokerage Services

604 662 5142

luke.gibson@cbre.com

MARCUS KEIGHRON

Personal Real Estate Corporation

Senior Vice President, Brokerage Services

604 662 5143

marcus.keighron@cbre.com

BLAKE NEWTON

Sales Associate, Brokerage Services

604 662 5575

blake.newton@cbre.com

CBRE Limited | 1021 West Hastings Street #2500 | Vancouver, BC | www.cbre.ca

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