

**AVISON
YOUNG**

For Lease

**4789 Kingsway
Burnaby, BC**



Nicely improved office premises
with mountain views

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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 (2026)

\$17.50

AVAILABLE

Immediately

MONTHLY PARKING

\$95/month (plus taxes)

Location

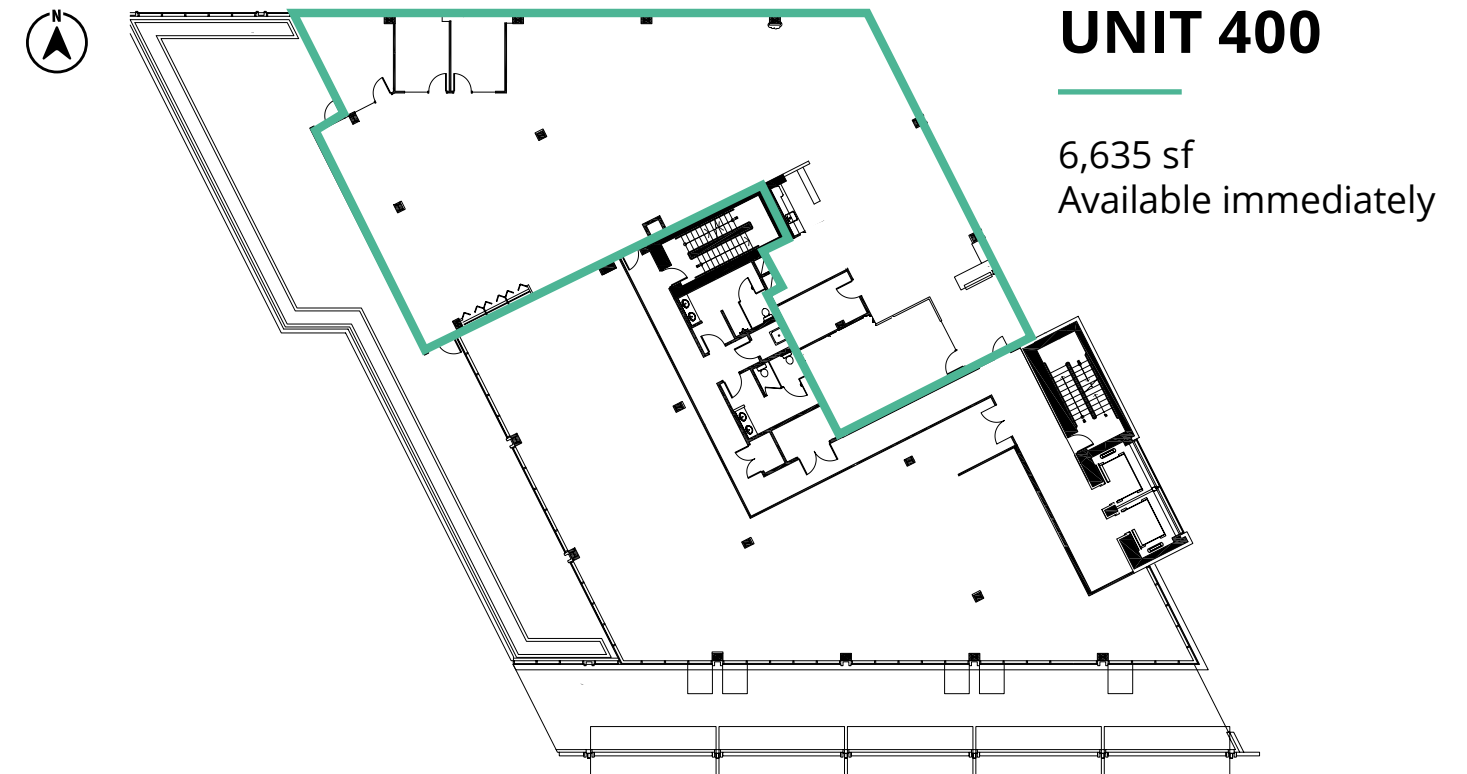
Located in the geographic centre of Metro Vancouver, 4789 Kingsway is immediately across from Metropolis, BC's largest enclosed mall with more than 1.7 msf of retail and amenity space. The building is easily accessible by car and public transportation with a five-minute walk to both the Metrotown SkyTrain 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 500

6,635 sf
Available immediately

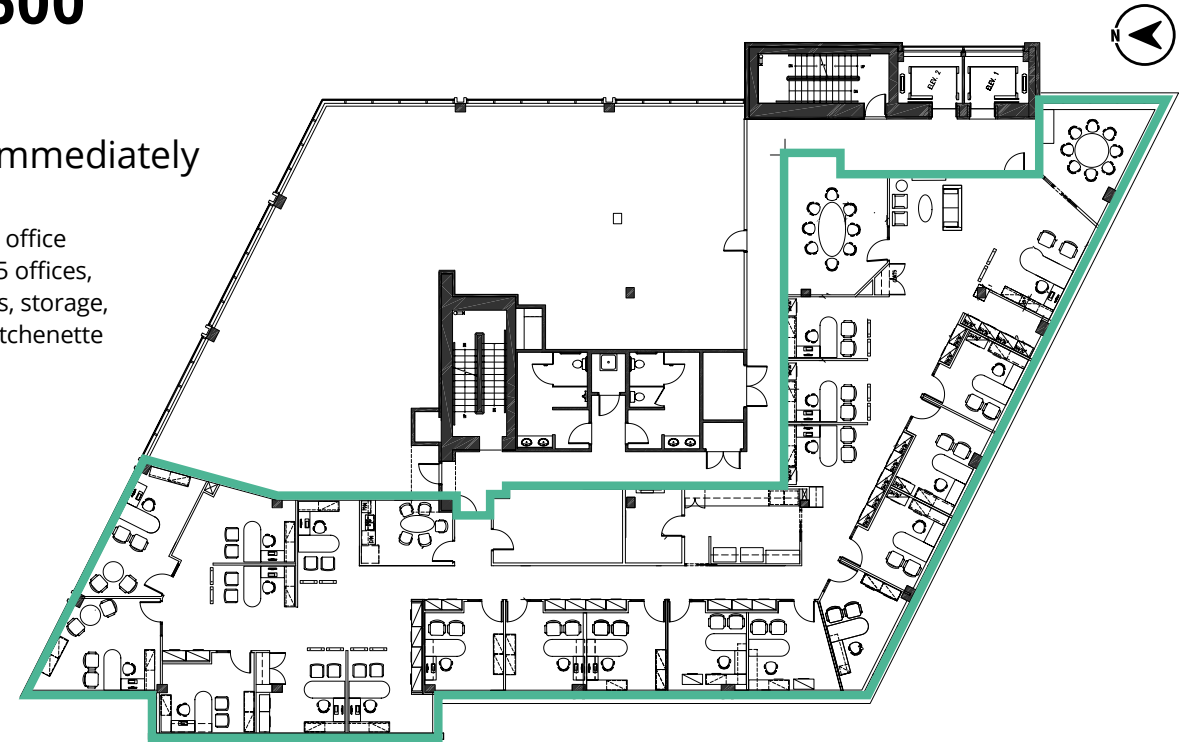
Improved office premises with kitchenette, server room, storage, 12 person boardroom, 4 offices or meeting rooms and large open area



UNIT 600

7,649 sf
Available immediately

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



*Unit 500 pictured above



Subject
Property

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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