



FOR LEASE

4603 Kingsway
Burnaby, BC

Metro-Pointe Office Spaces

Edward Chiu

604.714.4755

Edward.Chiu@macdonaldcommercial.com

Michelle Chang

604.714.5529

Michelle.Chang@macdonaldcommercial.com

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International



4603 KINGSWAY

Burnaby, BC

LOCATION

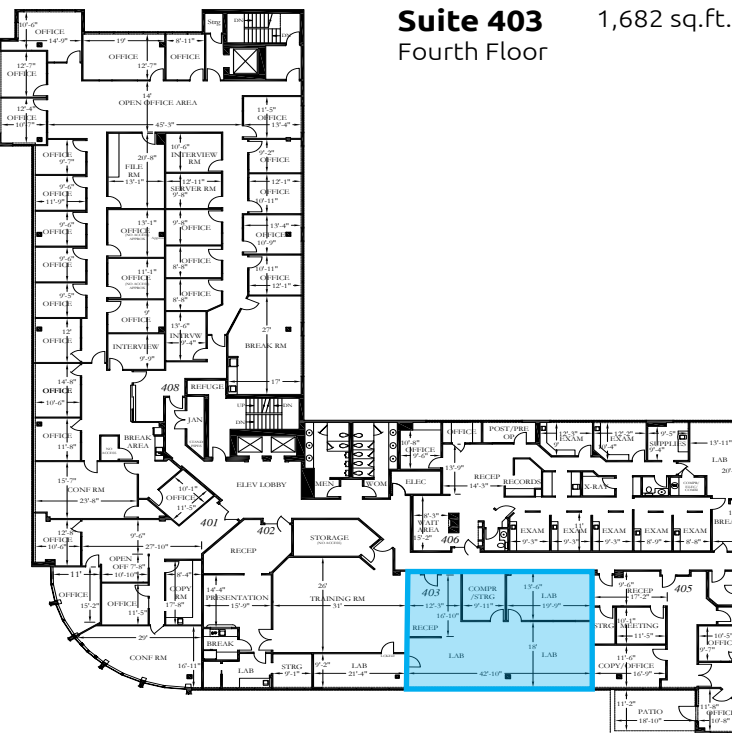
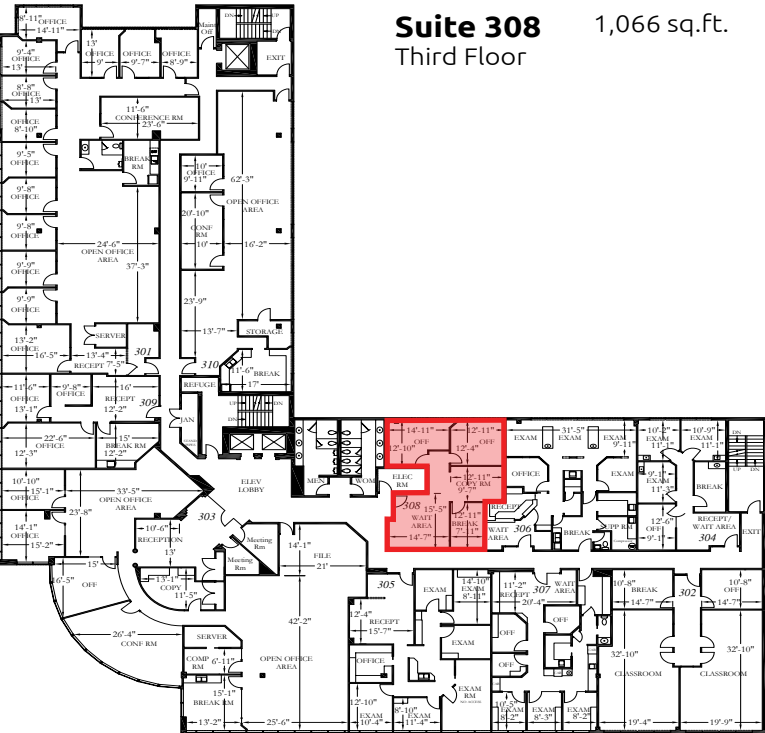
The property is located on the north-east corner of Kingsway and McKay Avenue, in the heart of Metrotown. It is immediately across from the new Station Square and Metropolis. It is minutes away from a skytrain station and has easy access to downtown Vancouver and New Westminister via Kingsway.

THE BUILDING

The building is a mixed use retail/office building of approximately 89,759 square feet. It is a four-storey building with ground floor retail and 2nd to 4th floor offices. The building has two levels of covered surface and underground parking.



4603 Kingsway
Burnaby, BC



PROPERTY INFORMATION

CIVIC ADDRESS

4603 Kingsway, Burnaby, BC

PREMISES

#308 - 1,066 sq.ft.
#403 - 1,682 sq.ft.

AVAILABLE

#308 - Immediately
#403 - Immediately

USE

#308 - Office
#403 - Office

PARKING

One (1) stall per 500 sq. ft.
availability at various reserved
and random rates

BASIC RENT

\$25.00 per sq.ft. net

ADDITIONAL RENT

\$19.45 per sq.ft. (2023 estimate)



TRANSIT SCORE

Excellent Transit

Transit is convenient
for most trips

Source: walkscore.com

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AMENITIES

● SHOPPING CENTRES

1. Plaza 5000
2. Crystal Mall
3. Station Square
4. Metropolis at Metrotown
5. Old Orchard Shopping Centre

● ENTERTAINMENT & RECREATION

6. Trattoria
7. Simmer Huang
8. Dinesty Dumpling House
9. Bow Bow Cafe
10. Green Basil Thai
11. Satomi Sushi
12. Restaurant Row
13. Cineplex Cinemas Metropolis
14. Boston Pizza
15. Starbucks
16. Fortune House Seafood Restaurant
17. T&T Supermarket

● COMMUNITY AMENITIES

18. Future Metrotown Performance and Event Centre
19. Pioneer Community Resource Centre
20. Burnaby Public Library
21. Metrotown Community Resource Centre
22. McKercher Community Resource Centre

● PARK

- A. Central Park
- B. Kinnee Park
- C. Maywood Park

Drive time to

| | |
|--------------------|--------|
| Downtown Vancouver | 20 min |
| YVR | 25 min |

— Expo Line



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