



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

**Colliers**





# 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, theaters, 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. Both Metrotowers I & II are proud to be Energy Star Certified.



## 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

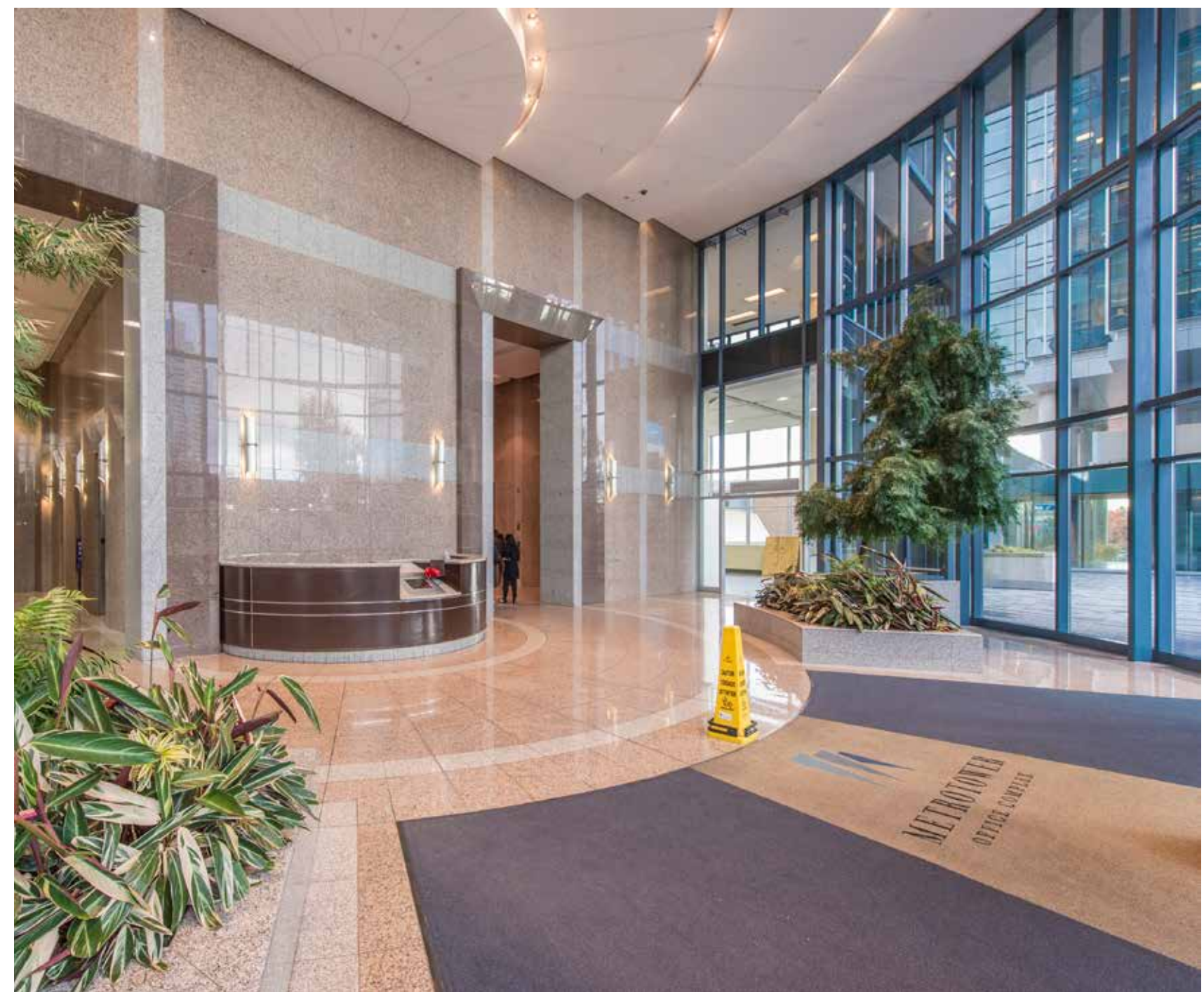
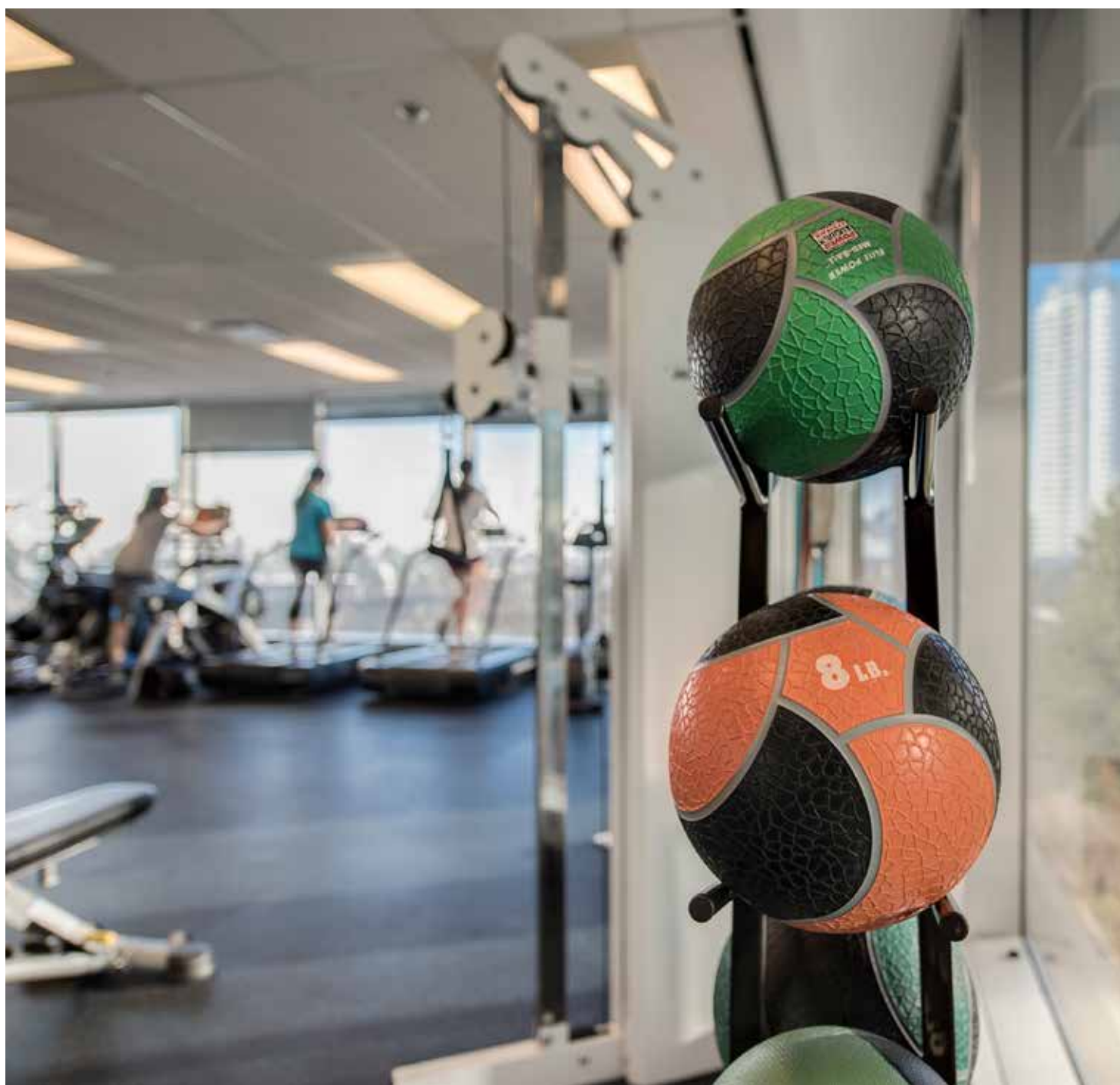
- Panoramic 360 degree views from a column free perimeter
- Bike lockers and end of trip facilities
- Electric vehicle charging stations. Free charging offered for the first 4 hours and \$6.00/hour thereafter
- On-site Management
- 24 hour on-site security guards and camera systems
- Newly renovated 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<br>Metrotower II - \$21.27   |
| Parking Rates (24 Hours)    | Reserved parking: \$198.00 per stall per month*<br>Random parking: \$148.00 per stall per month*<br>Carpool parking: \$136.00 per stall per month*<br><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

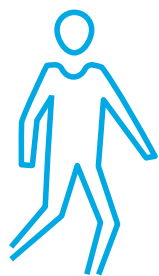
A 200 acre park with cycling, walking and jogging trails located within close proximity.

### 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                    |

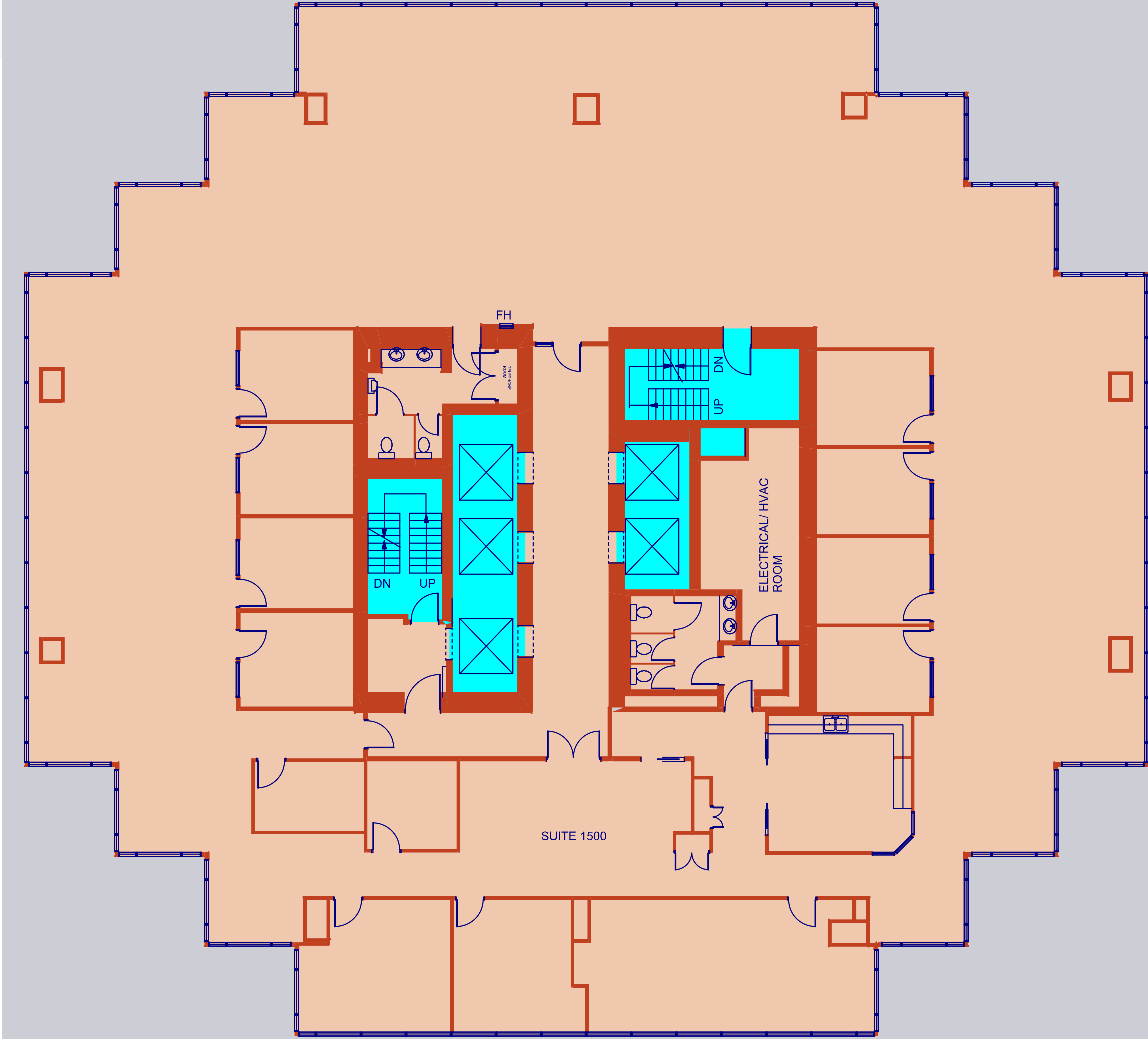


# Current Availability

| METROTOWER I<br>4710 KINGSWAY |        | Net Rent: Please contact listing agents<br>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.   |
| 2133                          | 1,278  | Available November 1, 2025.  |
| 2300                          | 11,018 | Full floor opportunity, fully improved. Available immediately.   |
| 2410                          | 3,221  | Available November 1, 2025. Improved with seven offices, boardroom lunchroom and open work space.  |
| 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<br>4720 KINGSWAY |        | Net Rent: Please contact listing agents<br>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 immediately.  |
| 920                            | 4,100  | Available May 1, 2026.  |
| 2010                           | 7,407  | Fully improved. Available immediately.  |
| 2200                           | 14,063 | Primarily open plan space with existing improvements. Available immediately.              |
| 2350                           | 1,002  | Available immediately. Fully improved with one office and kitchenette.                    |

## Typical Floor Plan







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