

For Lease

CBRE



UNITS 204 & 205

# 5501 Kingsway

BURNABY, BC

1,809 sq. ft. Office Unit

Divisible into Two Units | 981 sq. ft. and 828 sq. ft.



# Second floor office units

Conveniently located in Burnaby with plentiful employee and customer parking, and just an 11 minute walk to Royal Oak Station.

## The Opportunity

Located along Kingsway just minutes from Metropolis at Metrotown, the Subject Property offers prime connectivity and is surrounded by a plethora of shops, services, and restaurants. The 1,809 sq. ft. south facing office units have a kitchenette and plenty of on-site parking.

## Property Details



### SIZE

Unit 204	981 sq. ft.
Unit 205	828 sq. ft.
Total	1,809 sq. ft.



### ZONING

C4 - Service Commercial District



### BASE RENT

\$24.00



### AVAILABILITY

Immediately



### ADDITIONAL RENT

\$13.00 (2024 est.)

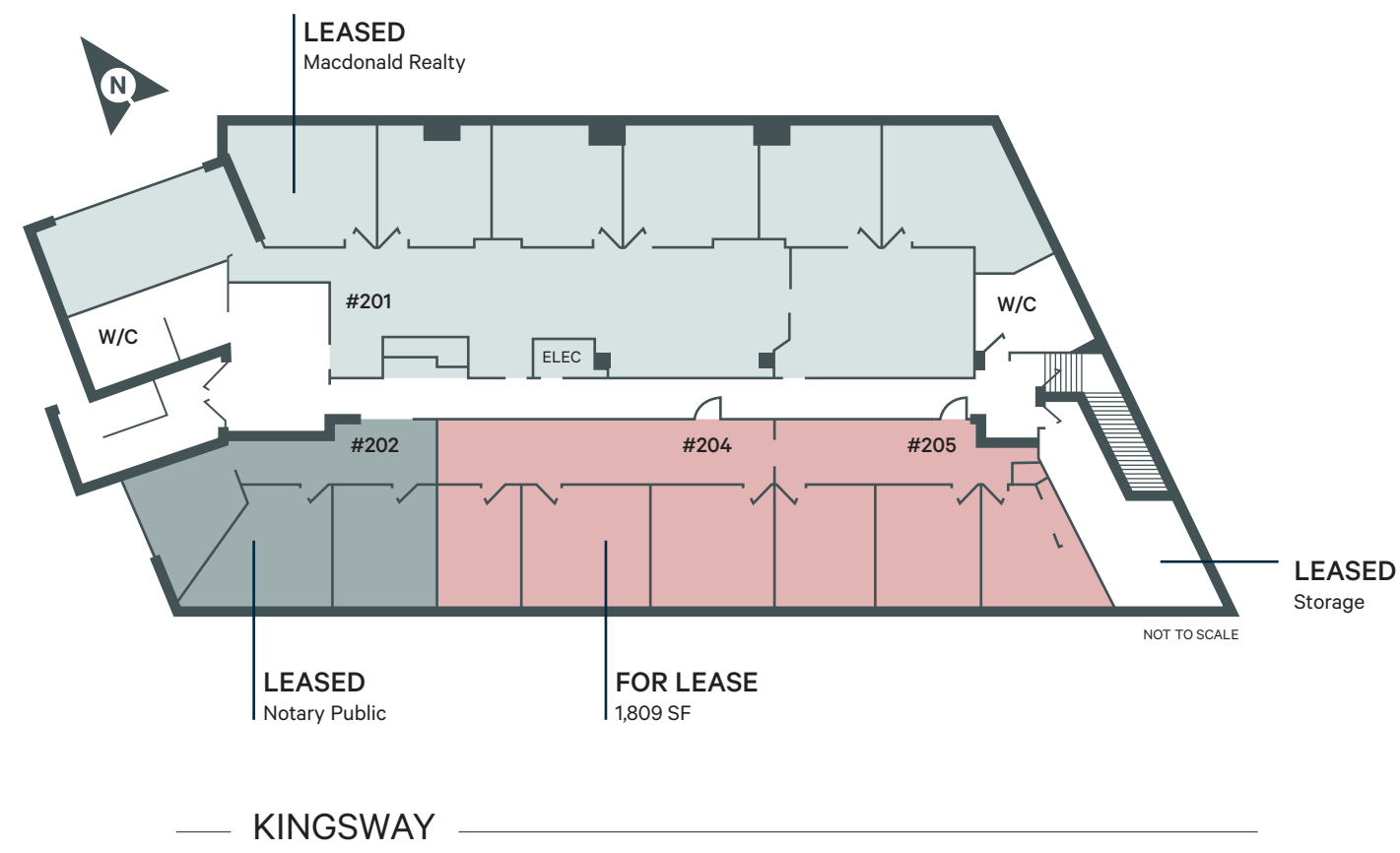


### PARKING

28 stalls secured underground  
17 stalls surface parking







981 + 828

SQ. FT.      SQ. FT.

- + South facing unit with lots of natural light
- + Convenient access to surrounding areas via Kingsway
- + Plenty of underground parking



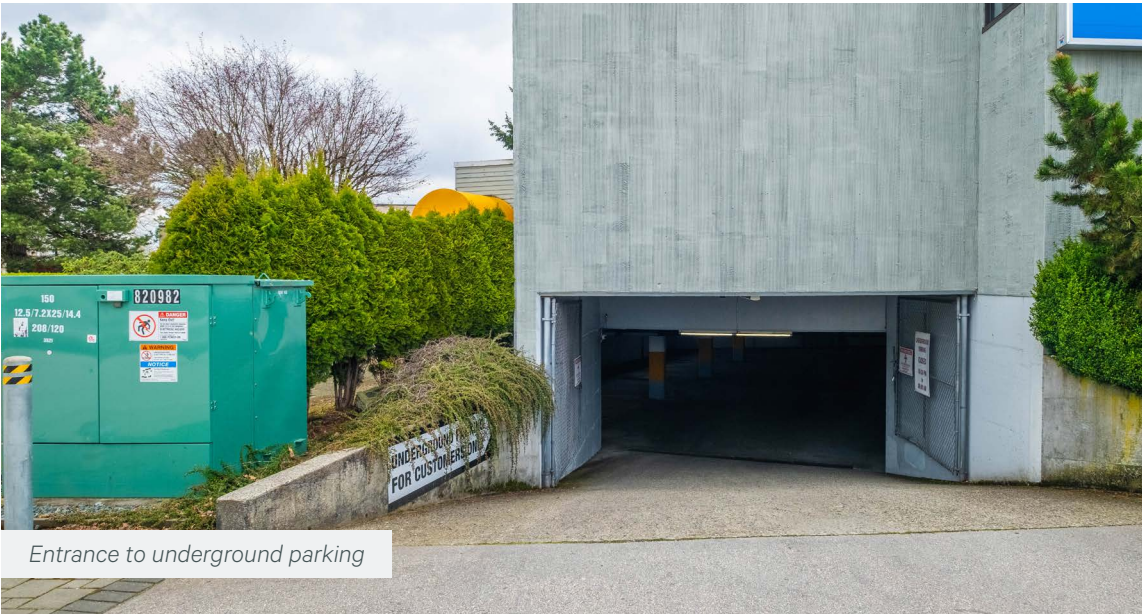
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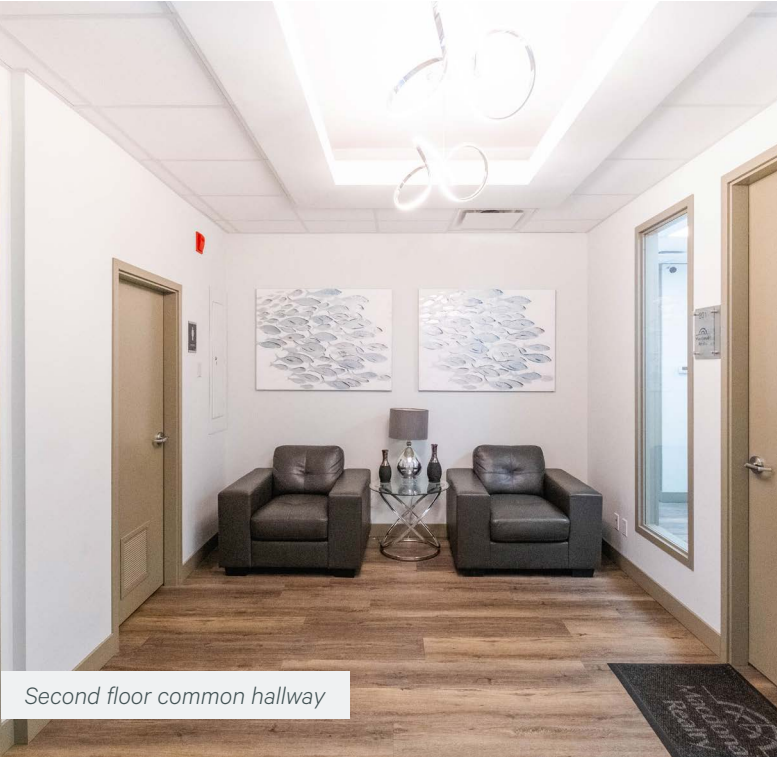




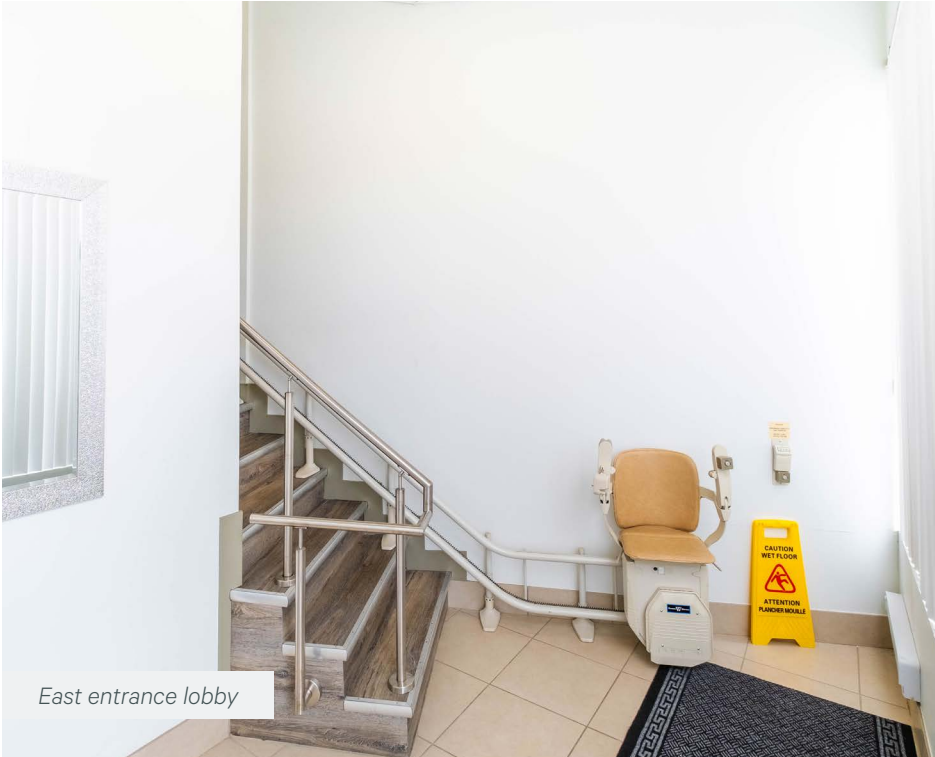
# Space to meet your business' needs



Entrance to underground parking



Second floor common hallway



East entrance lobby



Underground parking





## Nearby Amenities

- + Metropolis at Metrotown
- + Real Canadian Superstore
- + T&T Supermarket
- + Walmart Supercentre
- + Royal Oak Skytrain Station
- + Fitness World
- + Steve Nash Sports Club
- + Little Hat Daycare
- + Dollarama
- + Burnaby Montessori School
- + Marlborough Elementary School
- + Wholesale Club Kingsway
- + London Drugs
- + RBC Royal Bank
- + The Crystal Mall

## Contact

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