

STATION SQUARE

PHASE 5

6051

6049

METROTOWN
REDEFINED

OFFICE SPACE

DEFINING A NEW DOWNTOWN

Burnaby has undergone symbolic transformation and growth, and Station Square marks the arrival of a new downtown. The five distinguished towers of Station Square unite to form a significant presence not only in Burnaby but also in Metro Vancouver as a whole. This landmark new community defines a thoughtful placemaking experience, where you can live, work and play within an animated urban core of shops, restaurants, services, and transportation.



DYNAMIC URBAN STREETSCAPE

- Direct connection to Metropolis, Holiday Inn Express and transit providing easy access to the Lower Mainland
- The pedestrian-friendly streetscape of Silver Drive offers vibrant shops, restaurants, and services
- All your daily needs directly within the Station Square community, including retail, restaurant, grocery, banking, and medical services
- Enjoy a myriad of restaurants, including Cactus Club Cafe and Earls Kitchen + Bar

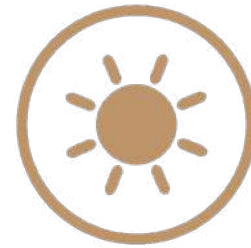


AMENITIES

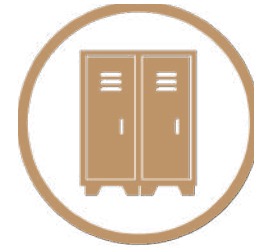
Station Square offers tenants unmatched access to all amenities and services to meet the demand of today's workers.



CLOSE PROXIMITY TO SKYTRAIN



EXTENSIVE NATURAL LIGHT



END-OF-TRIP FACILITIES



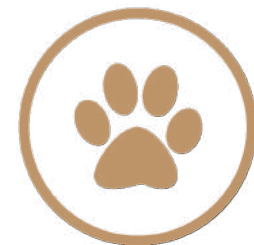
AMENITY RICH ENVIRONMENT



SECURE BICYCLE STORAGE



CLOSE PROXIMITY TO CHILDCARE



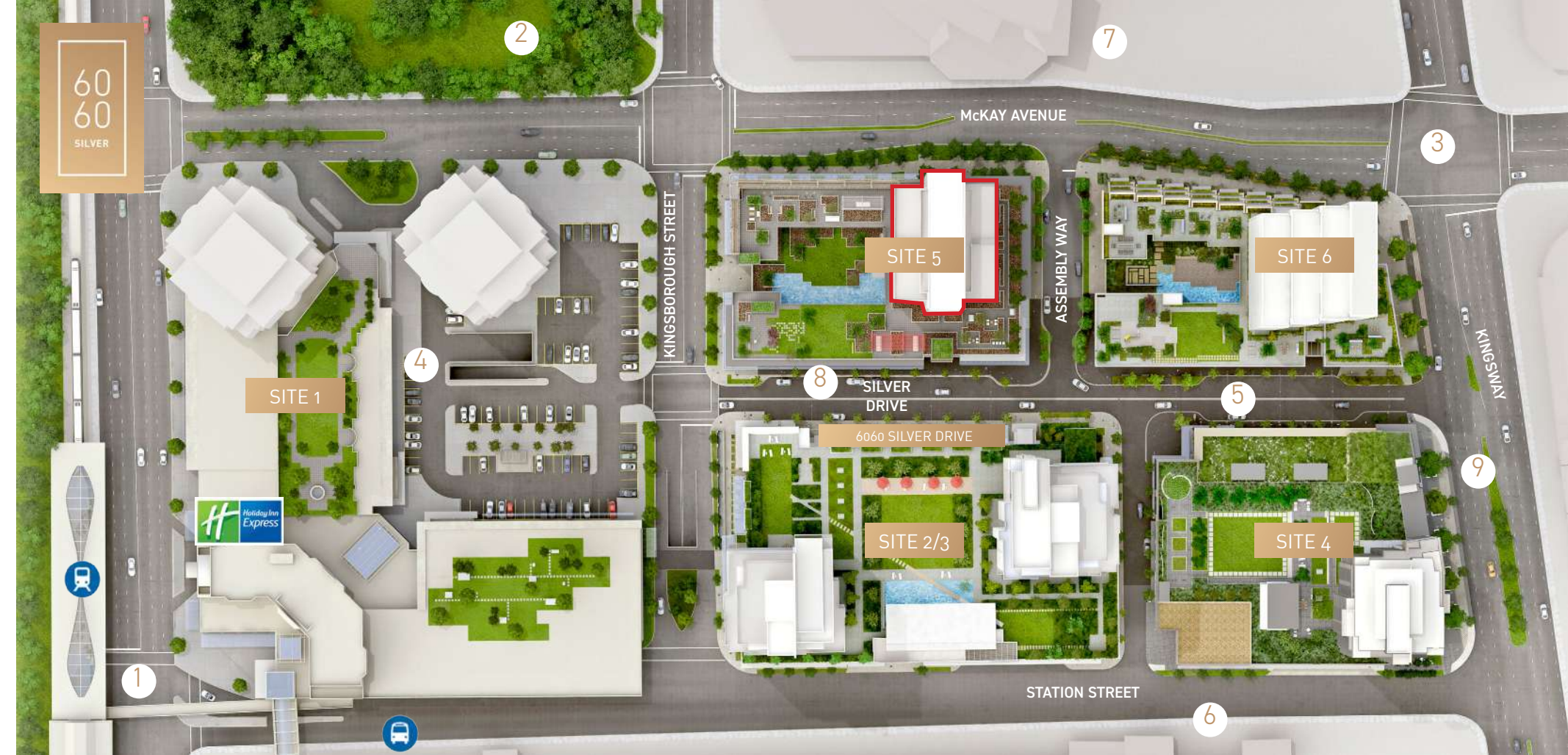
PET FRIENDLY OFFICES



SECURE AND SAFE ENVIRONMENT



ELECTRIC VEHICLE PARKING



PHASE 5

6051 SILVER DRIVE Site

BUILDING CLASS A

POSSESSION DATE MARCH 2021

TOTAL OFFICE AREA 45,276 SF (approx.)

TYPICAL FLOOR 22,638 SF (approx.)

ASKING RATE Contact Listing Agents

ADDITIONAL RENT \$19.12 PSF/PA (2023)

PARKING STALLS 1 stall per 150 SF leased at market rates

1 A CENTRAL TRANSIT HUB

Direct access to the Metrotown SkyTrain Station (55,000 people per day) and bus network at the Metrotown Bus Loop (25,000 people per day) means you can effortlessly reach all corners of the Lower Mainland

4 STATION SQUARE SHOPPING CENTRE

You'll appreciate the over 50 shops and services that are directly outside your front door

7 CRYSTAL MALL

The largest Chinese-Asian mall in Burnaby offers a variety of shops and services, and a popular food court

2 BOB PRITTE METROTOWN PUBLIC LIBRARY

The words and stories of the world are at your fingertips at this comprehensive library

5 SILVER DRIVE

The energetic main artery of Station Square is a pedestrian-friendly hub of boutiques, restaurants, art installations, social spaces, and everyday essentials like grocers and banks

8 RESTAURANT ROW

Enjoy a diverse selection of dining establishments directly in Station Square, such as Cactus Club Cafe and Earls Kitchen + Bar

3 TRANSPORTATION NETWORK

Stay connected to Burnaby and neighbouring communities with easy access to major roads and highways

6 METROPOLIS AT METROTOWN

Over 450 shops and services in B.C.'s largest shopping centre and Canada's 5th largest Mall are connected to Station Square - find everything you need or want, just a few steps away

9 KINGSWAY RETAIL

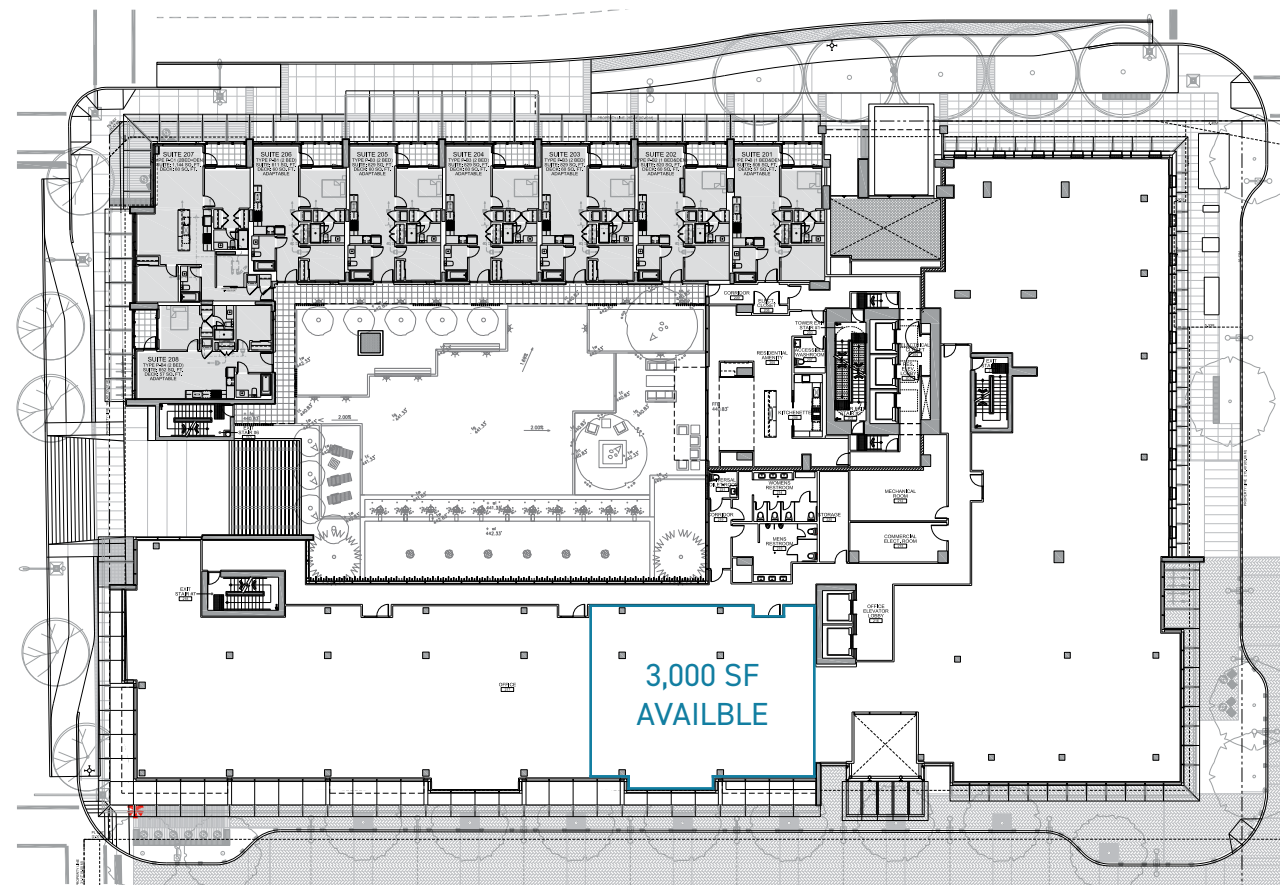
The gateway to Burnaby from Vancouver is lined with a variety of shops and services, from banking to beauty, along with restaurants offering international cuisines

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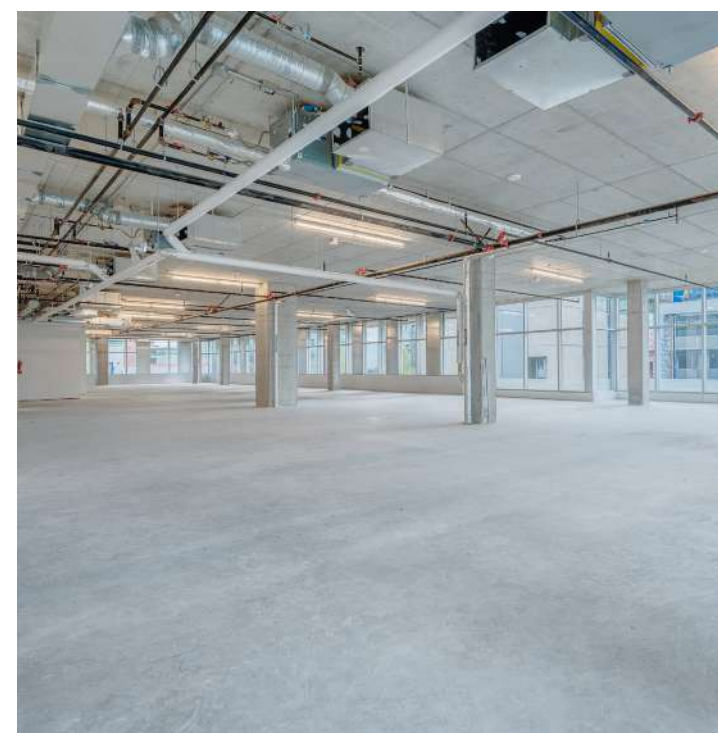
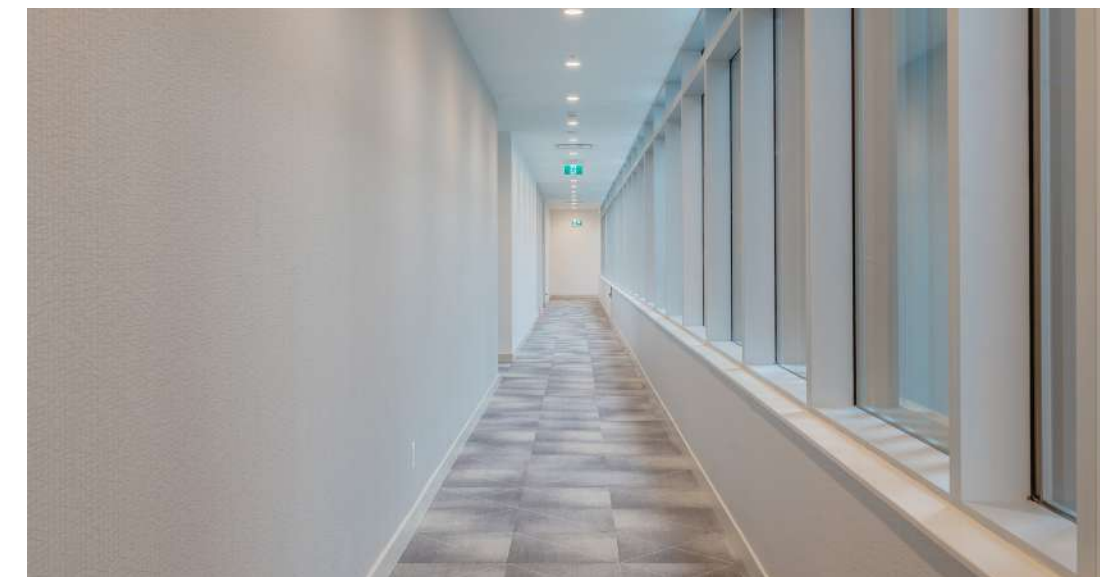
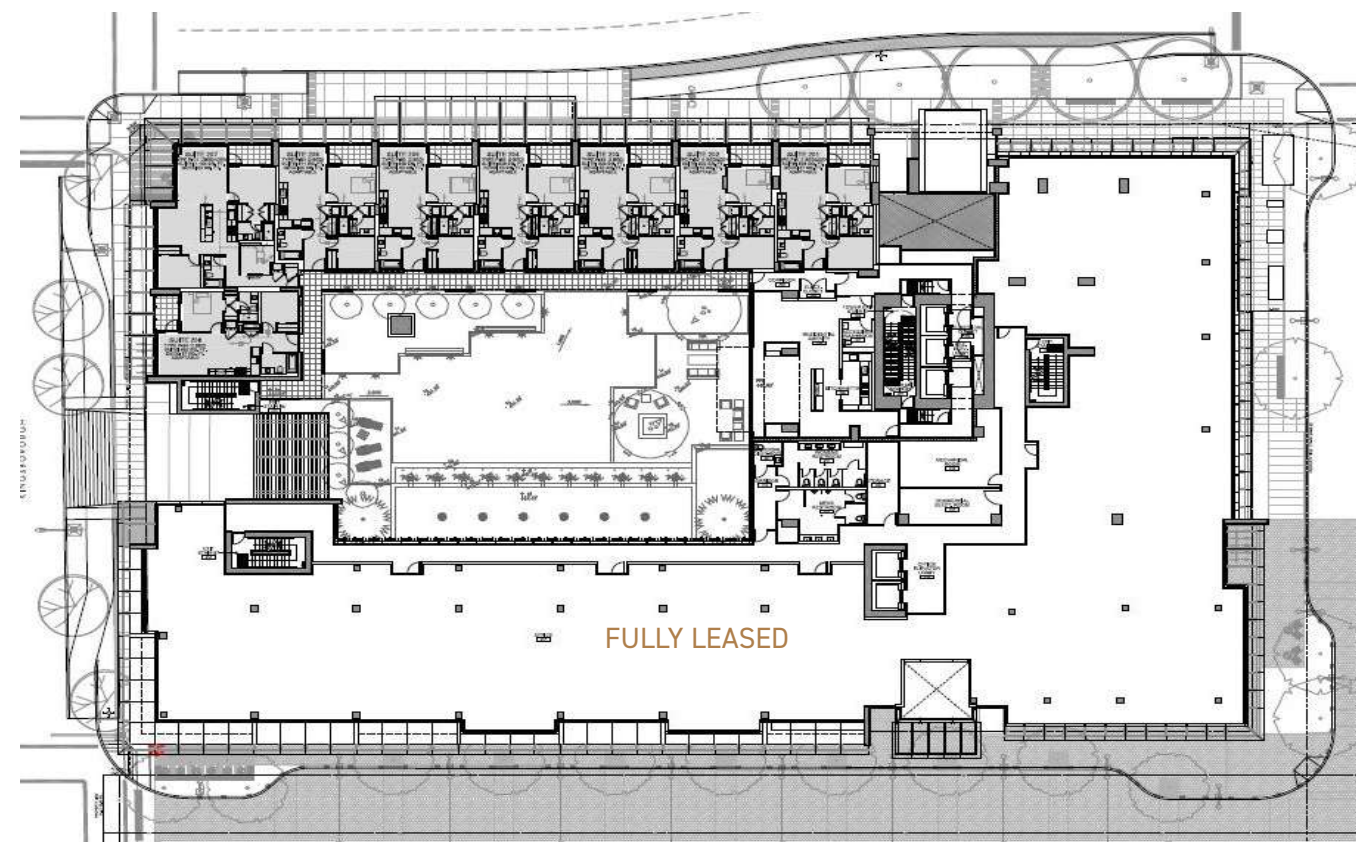
6051 SILVER DRIVE

2ND FLOOR

3,000 SF
*approximate



3RD FLOOR FULLY LEASED





TWO GREAT COMPANIES. ONE EXCEPTIONAL VISION.

ANTHEM

Founded in 1991, Anthem is a team of 400 people driven by creativity, passion and direct communication. Anthem and Anthem United have invested in, developed or managed – alone or in partnership – more than 270 residential, commercial and retail projects across western North America.

Our growing residential portfolio includes 15,000 homes that are complete, in design or under construction, from master planned mixed use residential and multifamily, to townhome and single family communities.

We own, co-own, manage or have previously owned over 8 million square feet of retail, industrial, residential rental and office space across western North America. We have developed more than 60 communities across 6,100 acres of land in Alberta, British Columbia and California.

Anthem is a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities. We are Growing Places.

ANTHEMPROPERTIES.COM

Anthem 

BEEDIE

Founded in 1954, Beedie is the largest privately owned real estate industrial developer in Western Canada. Beedie continues to be an industry leader with Beedie Living, a division focused on building vibrant residential developments across Metro Vancouver.

With a commitment to investing and developing in real estate that positively influence the well-being of people, commerce and communities, our buildings are a testament of our decades long legacy of providing value, quality and peace of mind. We are building for good.

BEEDIE.CA

Beedie  **Living**



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SQUARE**

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METROTOWN**

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