



FOR LEASE

4603 Kingsway
Burnaby, BC

Metro-Pointe Office Spaces

Edward Chiu

604.714.4755

Edward.Chiu@macdonaldcommercial.com

Macdonald
COMMERCIAL

CORFAC
International



4603 KINGSWAY

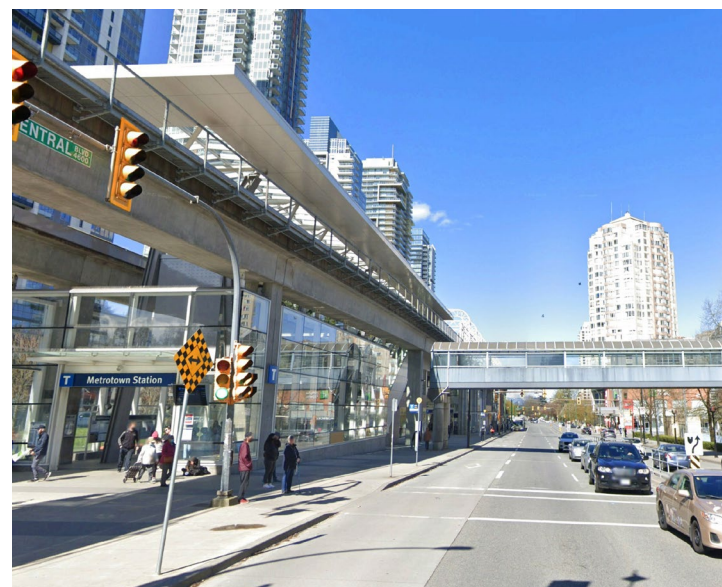
Burnaby, BC

LOCATION

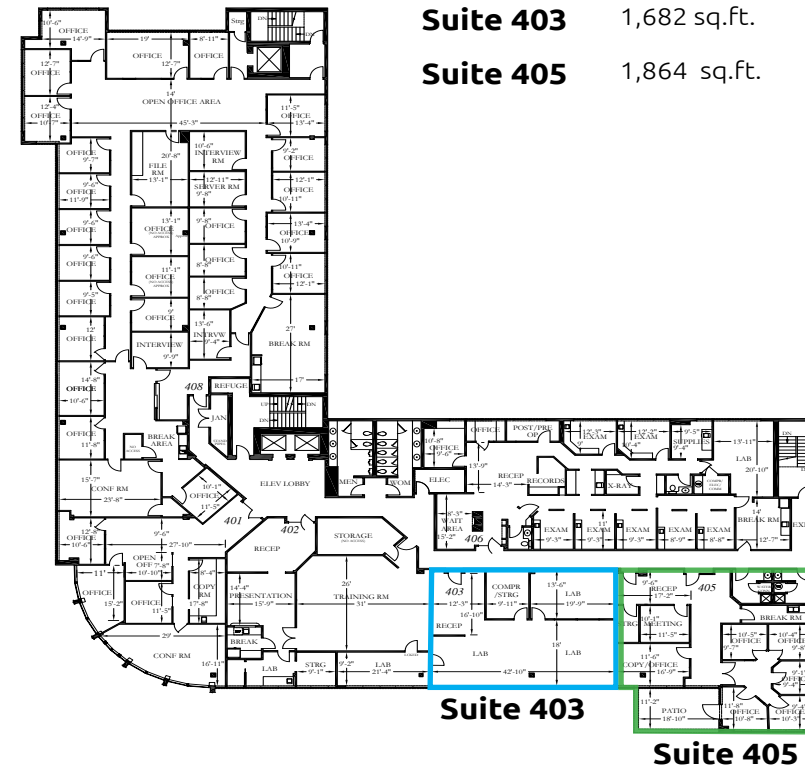
The property is located on the north-east corner of Kingsway and McKay Avenue, in the heart of Metrotown. It is immediately across from the new Station Square and Metropolis. It is minutes away from a skytrain station and has easy access to downtown Vancouver and New Westminster via Kingsway.

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

#403 - 1,682 sq.ft.
#405 - 1,864 sq.ft.

AVAILABLE

#403 - Immediately
#405- January 1, 2024

USE

#403 - Office
#405 - Office

PARKING

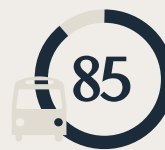
One (1) stall per 500 sq. ft. availability at various reserved and random rates

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



Edward Chiu

604.714.4755

Edward.Chiu@macdonaldcommercial.com



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. Dinsty 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



Edward Chiu

604.714.4755

Edward.Chiu@macdonaldcommercial.com

Macdonald

COMMERCIAL

The information contained in this brochure is for general information purposes only and is not intended as professional advice. Although this information has been received from sources deemed reliable, Macdonald Commercial Real Estate Services Inc. ("Macdonald") does not make any warranty as to the accuracy or completeness of information, analysis or views contained in this brochure or in any links provided herein or their usefulness or suitability in any particular circumstance and Macdonald accepts no liability of whatsoever kind for any damages or losses incurred by you as a result of reliance upon or use of this brochure or any links provided herein. Without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice. This brochure is not intended to cause or induce breach of an existing listing agreement and not intended to solicit any property currently under contract."