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FOR LEASE

4789 KINGSWAY

Burnaby, BC

Nicely improved office premises with north mountain views

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Platinum member

4789 Kingsway

Burnaby, BC

PROPERTY SUMMARY

ELEVATORS

Two, 2,500 lb traction exterior glass elevators

CEILING HEIGHT

9.0 feet

SECURITY

Central monitored system with floor restrictions.
Perimeter cameras and lights.

TELECOM

Fibre service to building

BUILDING OPERATING HOURS

6:00 a.m. – 8:00 p.m. (Monday – Friday)
with after-hours entry system

HVAC SYSTEM

Heat pumps with cooling/heating
continuous loops to maintain zoned temperatures

WINDOWS

Operable opening windows

SPRINKLER SYSTEM

Wet system throughout

LIGHTING

Fluorescent

RENTABLE SQUARE FOOTAGE

6,550 sf

OPERATING EXPENSES

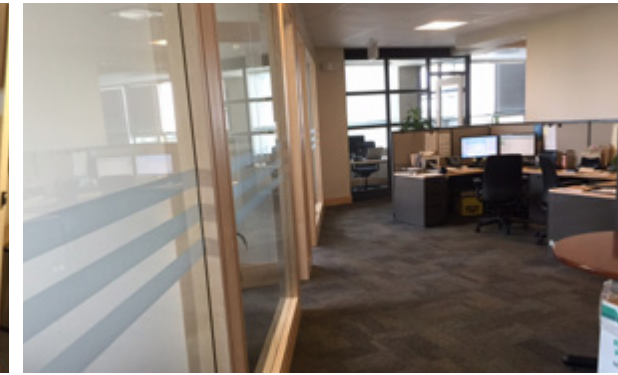
\$14.13 / sf

UNIT NUMBER

400

MONTHLY PARKING

\$95 / month (plus taxes)



LOCATION

Located in the geographic centre of the lower mainland, 4789 Kingsway is immediately across from Metropolis, BC's largest enclosed mall with more than 1.7 million sf of retail and amenity space. The building is easily accessible by car and public transportation: 5-minute walk to both the Metrotown SkyTrain station and TransLink bus loop plus multiple bus stops along Kingsway.

OPPORTUNITY

4789 Kingsway is a premier A class, six-storey, 71,236-sf office tower that is part of a landmark mixed-use development. The development, along with a two-storey retail complex, is directly connected to Metropolis at Metrotown by way of an overhead, covered pedestrian walkway.

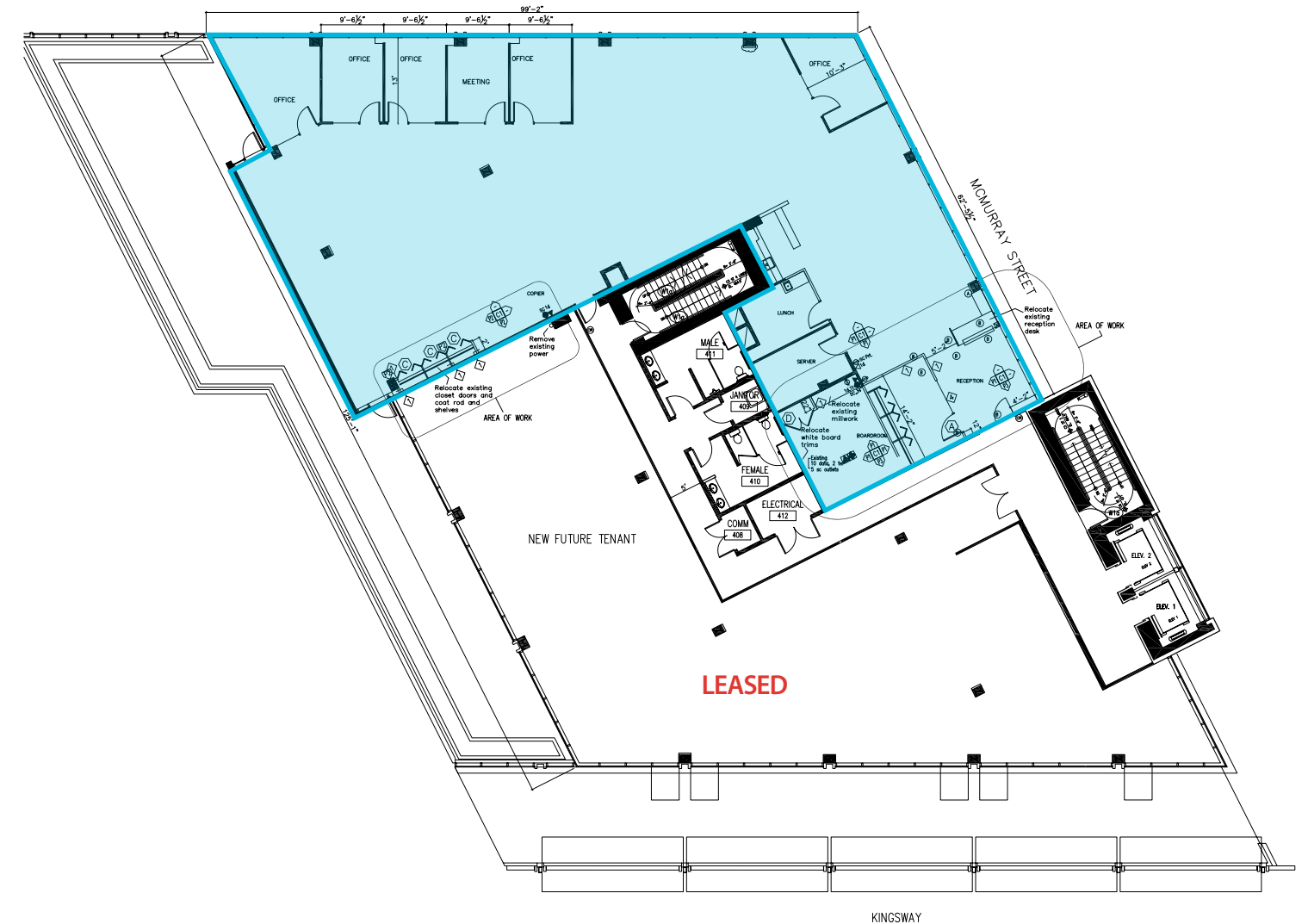
BUILDING HIGHLIGHTS

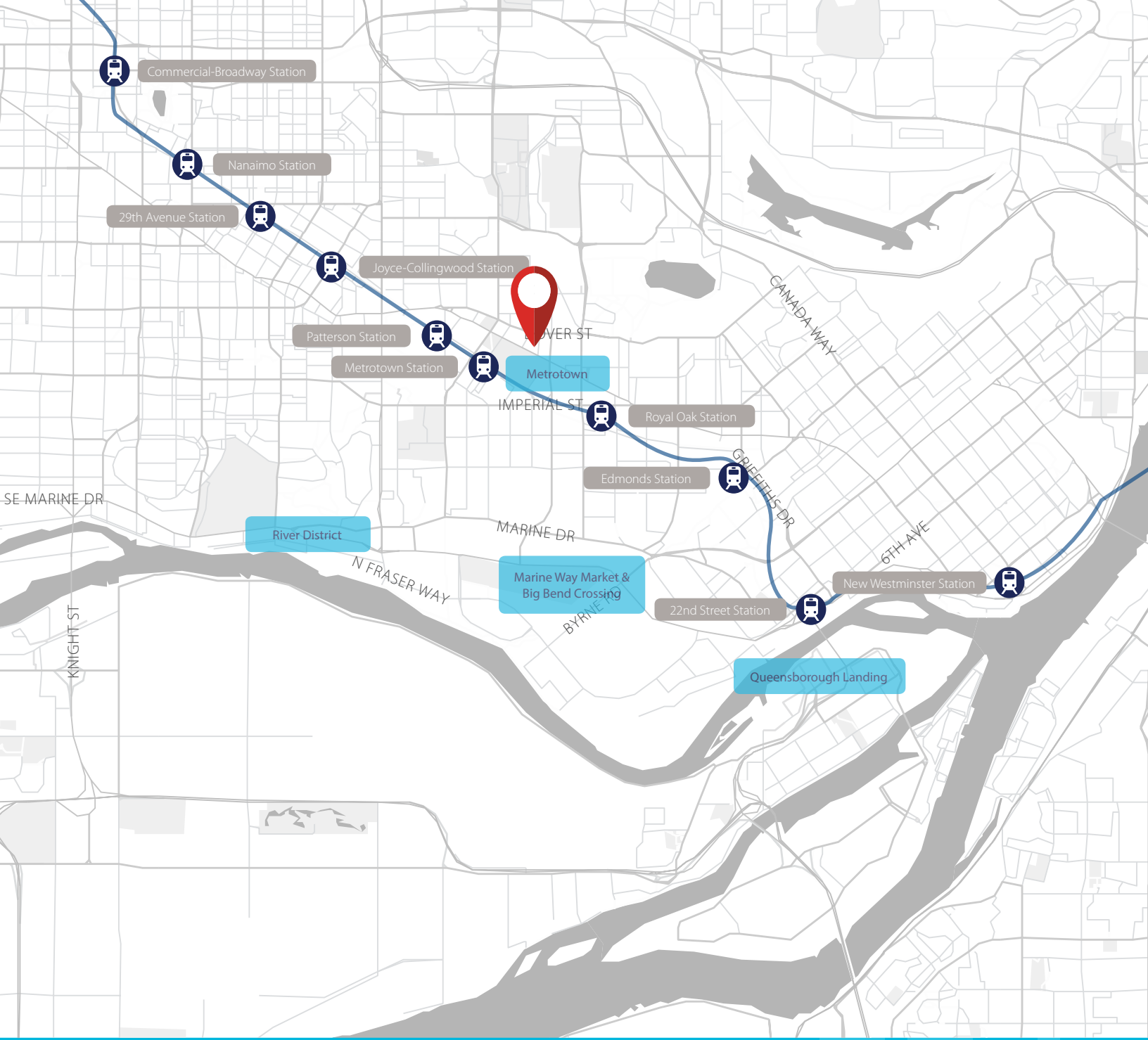
- » Overhead pedestrian walkway connecting to 450 stores at Metropolis
- » 5-minute covered walk to Metrotown SkyTrain station and TransLink bus loop
- » Excellent nearby amenities including: coffee, shopping, banking, and dining options
- » Operable windows and spectacular views

FLOOR PLAN

Suite 400—6,550 sf

Available Immediately





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