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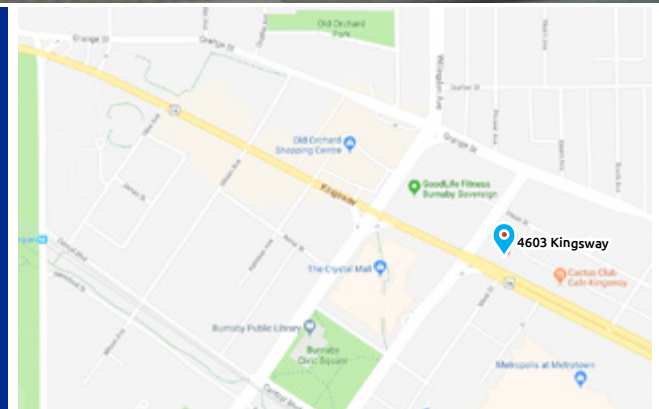
METRO-POINTE OFFICE SPACE

308 - 4603 Kingsway, Burnaby, BC



Opportunity Highlights

- » Located on the north-east corner of Kingsway and McKay Avenue, in the heart of Metrotown
- » Mixed use office/retail building
- » 1,063 SF on the third floor



Eric K. Poon

Personal Real Estate Corporation

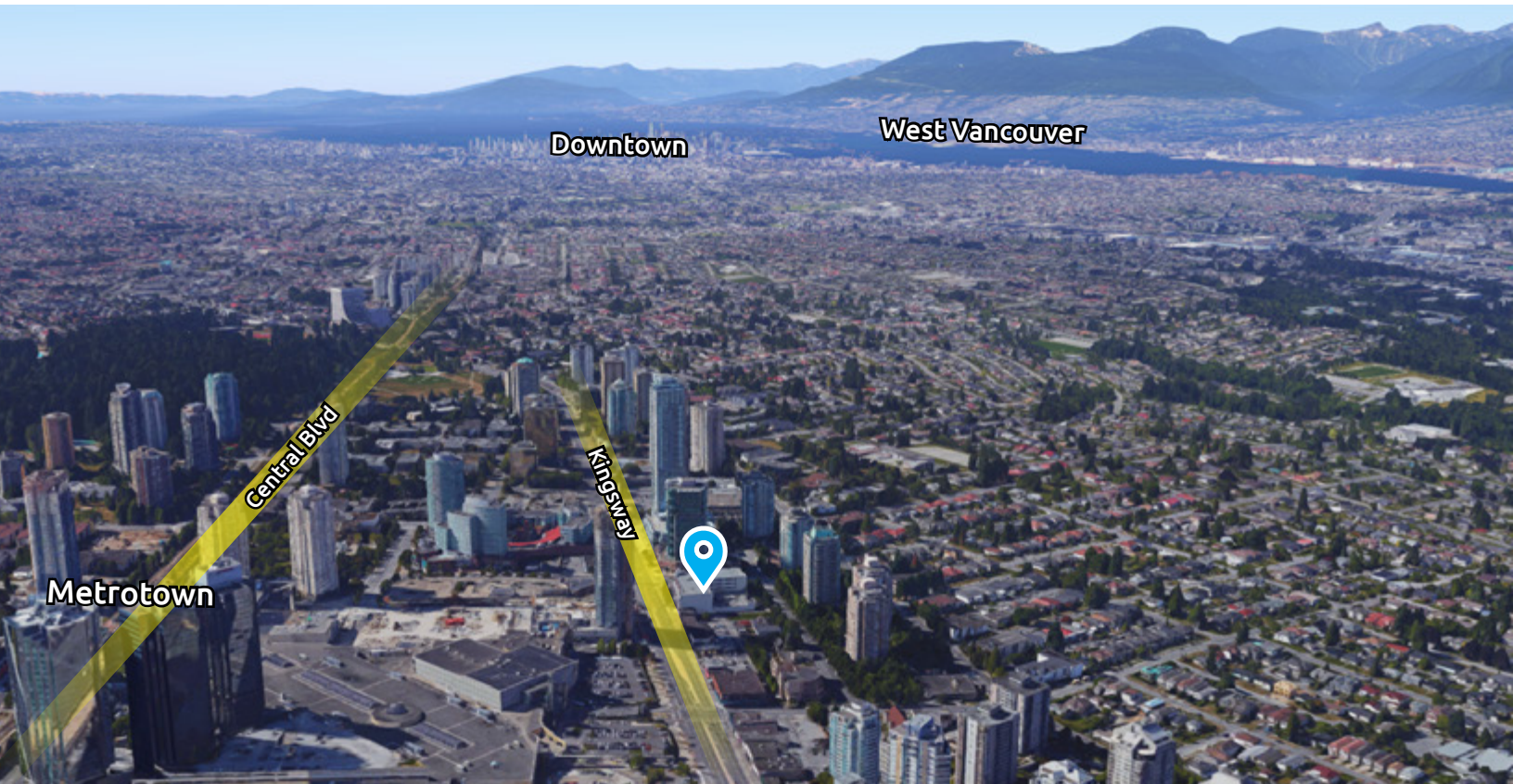
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Property Location

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 Westminister via Kingsway.

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.

Property Information

Premise	1,063 sq.ft. on the 3rd floor
Basic Rent	\$25.00 per sq.ft. net
Additional Rent	\$18.53 per sq.ft. (estimated 2019)
Monthly Rent	\$3,856.03 + GST
Parking	One (1) stall per 500 sq. ft. availability at various reserved and random rates.
Availability	May 1, 2020

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