

FOR
SUBLEASE

METROTOWER 1
METROTOWER OFFICE COMPLEX
4710 KINGSWAY, BURNABY, BC

HIGHLIGHTS

UP TO 48,508 SF AVAILABLE, WHICH CAN
ACCOMMODATE TENANTS FROM 5,400 SF AND UP

DIRECT ACCESS TO METROTOWN SKYTRAIN STATION

CONNECTED TO BC'S LARGEST SHOPPING
CENTRE WITH OVER 400 SHOPS, SERVICES &
RESTAURANTS ON-SITE

EXCEPTIONAL 360 DEGREE VIEWS FROM
UPPER FLOORS

GOOD QUALITY EXISTING IMPROVEMENTS



KINGSWAY

 Metrotown

CENTRAL BOULEVARD

OPPORTUNITY

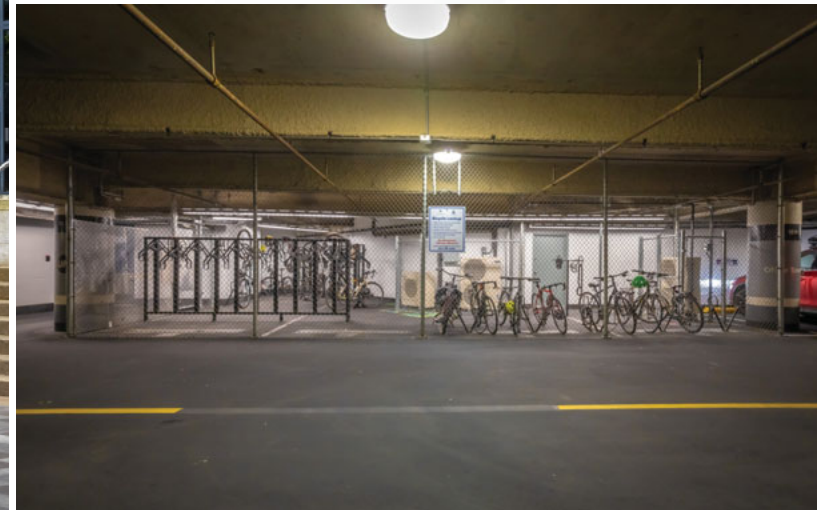
We are pleased to present this opportunity to sublease office premises at Metrotower 1 at Metrotower Office Complex in Burnaby.

The subject property is directly connected to British Columbia's largest shopping centre, Metropolis at Metrotown, offering hundreds of shops, a multitude of restaurants, theatres, services, and daycare facilities all within walking distance. It is an iconic landmark situated in the heart of Metro Vancouver's bustling business district, known for its modern architecture, impressive scale, and prime location. The tower is strategically positioned to maximize natural light, offering stunning views of the city, mountains, and the nearby Central Park.

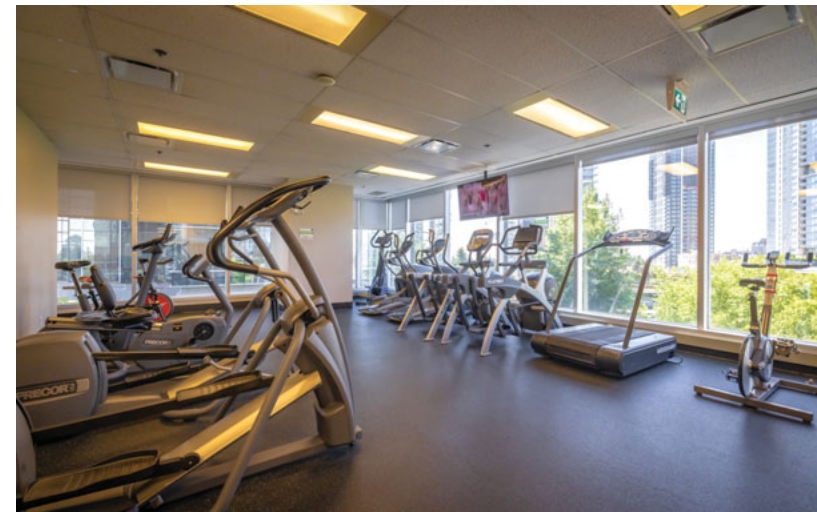


BIKE STORAGE

END-OF-TRIP FACILITIES



FITNESS CENTRE

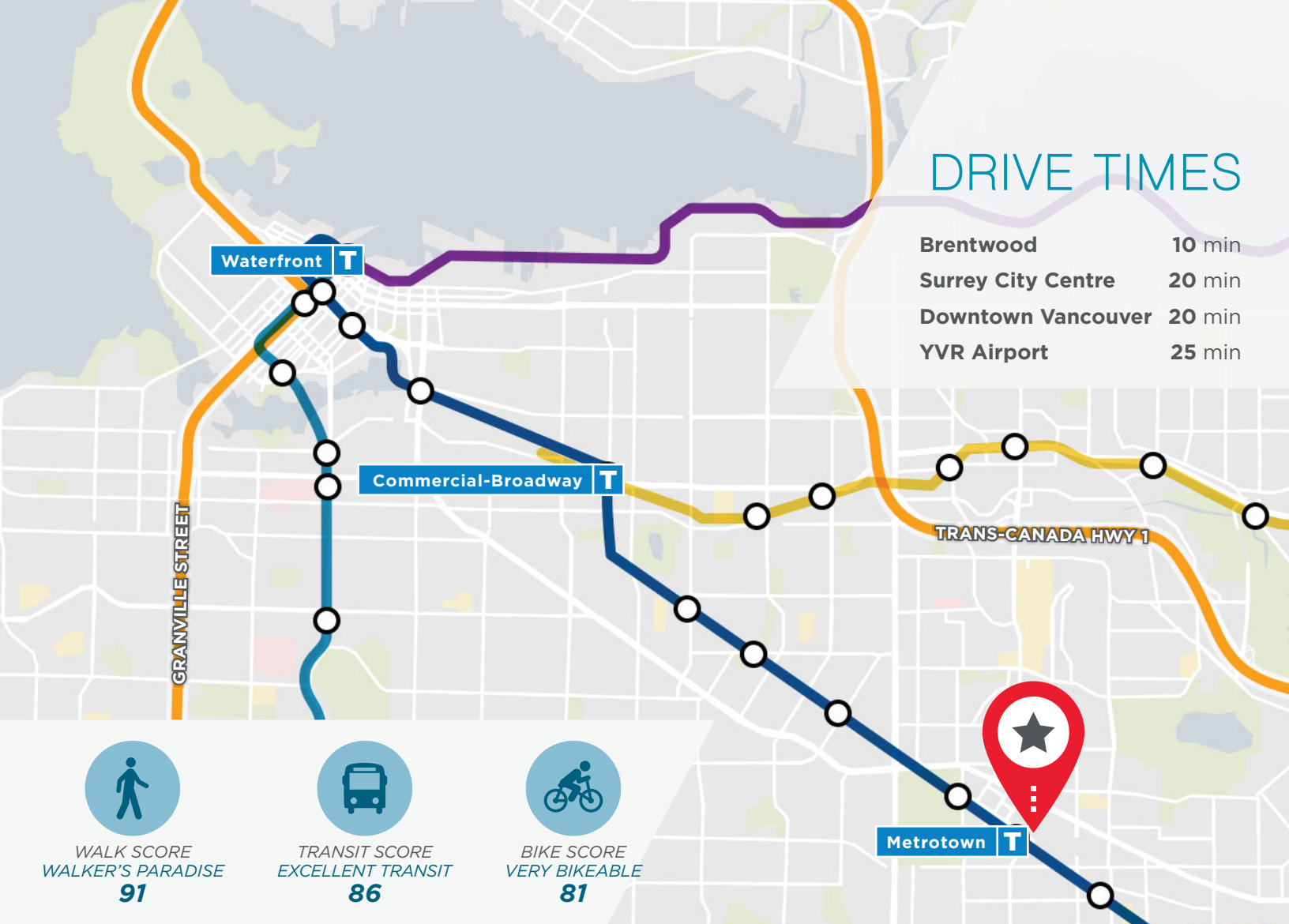


AMENITIES

-  FITNESS CENTRE
-  ON-SITE MANAGEMENT
-  GREEN SPACE OUTDOOR PLAZA
-  MEETING ROOM FACILITIES
-  24 HOUR SECURITY
-  DIRECT ACCESS TO METROPOLIS AT METROTOWN
-  BIKE STORAGE & END-OF-TRIP FACILITIES
-  ON-SITE CAR WASH
-  LOCATED DIRECTLY ON MAJOR ARTERIAL ROUTES & SKYTRAIN

DRIVE TIMES

Brentwood	10 min
Surrey City Centre	20 min
Downtown Vancouver	20 min
YVR Airport	25 min



WALK SCORE
WALKER'S PARADISE
91



TRANSIT SCORE
EXCELLENT TRANSIT
86



BIKE SCORE
VERY BIKEABLE
81

LOCATION

Metrotower 1 is located in the Metrotown area, one of the most vibrant and dynamic neighbourhoods in Burnaby, offering direct access to all parts of the Lower Mainland by all modes of transportation. The location has direct access to the Expo Line via the Metrotown SkyTrain Station which is a quick trip to Downtown Vancouver or Surrey in 20 minutes in either direction.



Roger Leggatt

Personal Real Estate Corporation
Executive Vice President
604 640 5882
roger.leggatt@cushwake.com

Max Zessel

Personal Real Estate Corporation
Senior Vice President
604 640 5824
max.zessel@cushwake.com



Suite 1200 - 700 West Georgia Street / Vancouver, BC V7Y 1A1 / 604 683 3111 / cushmanwakefield.ca

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