

FLEXIBLE ZONING SUITABLE FOR A WIDE RANGE OF USES.

GALLERIA AT METROPOLIS,
METROTOWN

SUBJECT AREA

-  GENERAL OFFICE
-  EDUCATION
-  DAYCARE
-  RETAIL
-  FITNESS

30,003 SF OFFICE SPACE

FOR SUBLEASE

METROTOWN OFFICE SPACE
GALLERIA AT METROPOLIS

SUITE 490

4800 KINGSWAY

BURNABY, BC



- Connected to British Columbia's Largest Shopping Centre
- Over 400 Shops, Services & Restaurants On-site
- Direct Access to Metrotown SkyTrain Station
- Adjacent 21,500 sf of available space can be combined for up to a total of 52,000 sf




THE OPPORTUNITY

We are pleased to present this opportunity to sublease a 30,003 SF premises at 4800 Kingsway, 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. The subject premises features private outdoor courtyard patio with BBQ's and furniture.

The location offers ease of access as it has a direct connection to SkyTrain as well as a major TransLink bus loop.



SUITE FEATURES

-  LARGE EFFICIENT FULLY IMPROVED SPACE
-  OPEN AREAS, OFFICES & MEETING ROOMS
-  FULLY RENOVATED LUNCHROOM
-  INTERNAL WASHROOM FACILITIES
-  PRIVATE OUTDOOR SPACE



SALIENT DETAILS

RENTABLE AREA

Suite 490: approximately 30,003 sf

* Adjacent 21,500 sf of available space can be combined for up to a total of 52,000 sf.
Potential demising options available.

NET ASKING RATE

Contact listing agents for details

TAXES & OPERATING COSTS

Approximately \$20.62 psf per annum (including \$1.25 psf per annum for electricity).

SUBLEASE EXPIRY DATE

December 30, 2029

INDUCEMENT

Inducement packages available to qualified tenants

PARKING RATIO

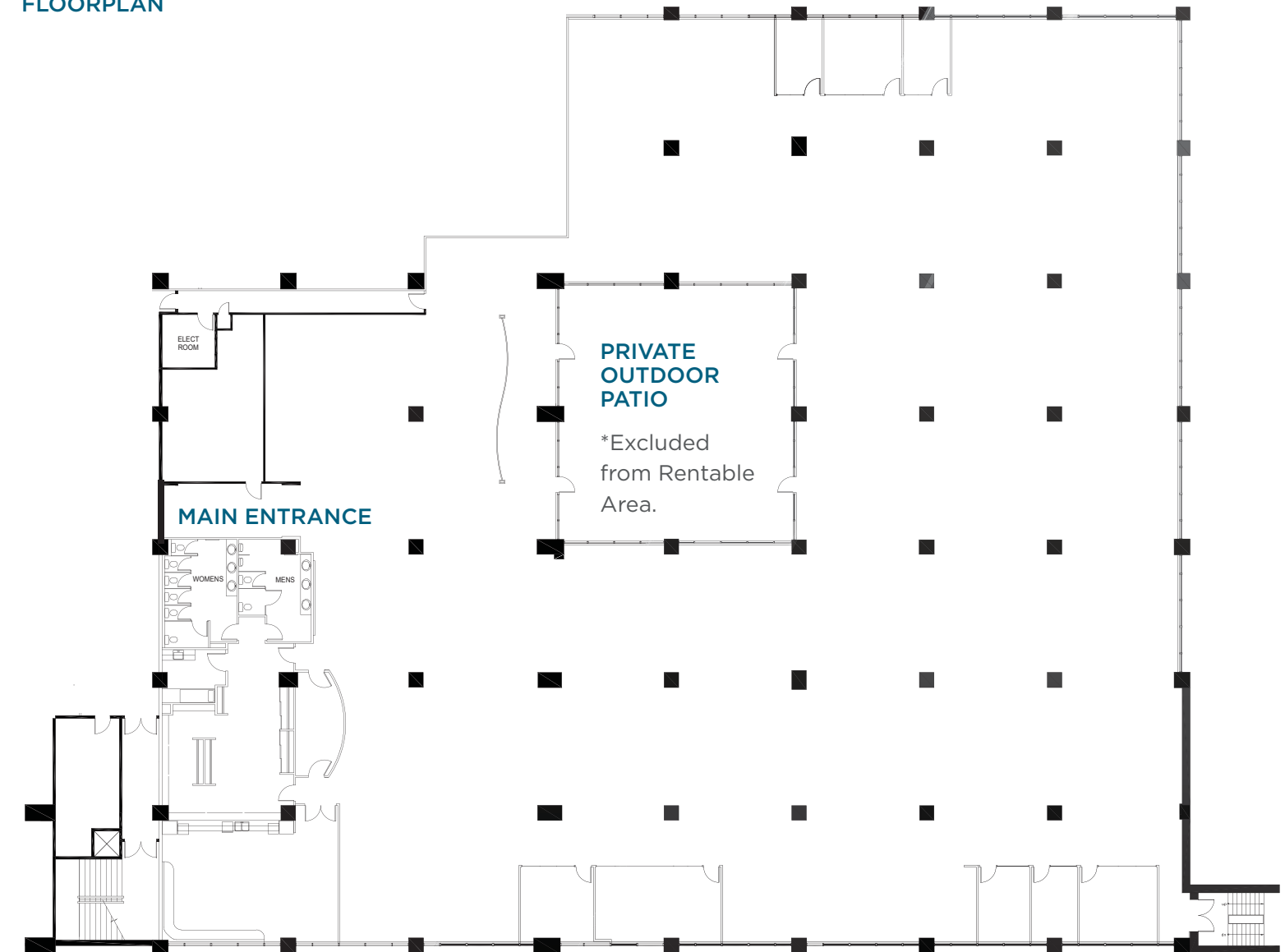
6 stalls per 1,000 sf leased
Abundant free tenant parking

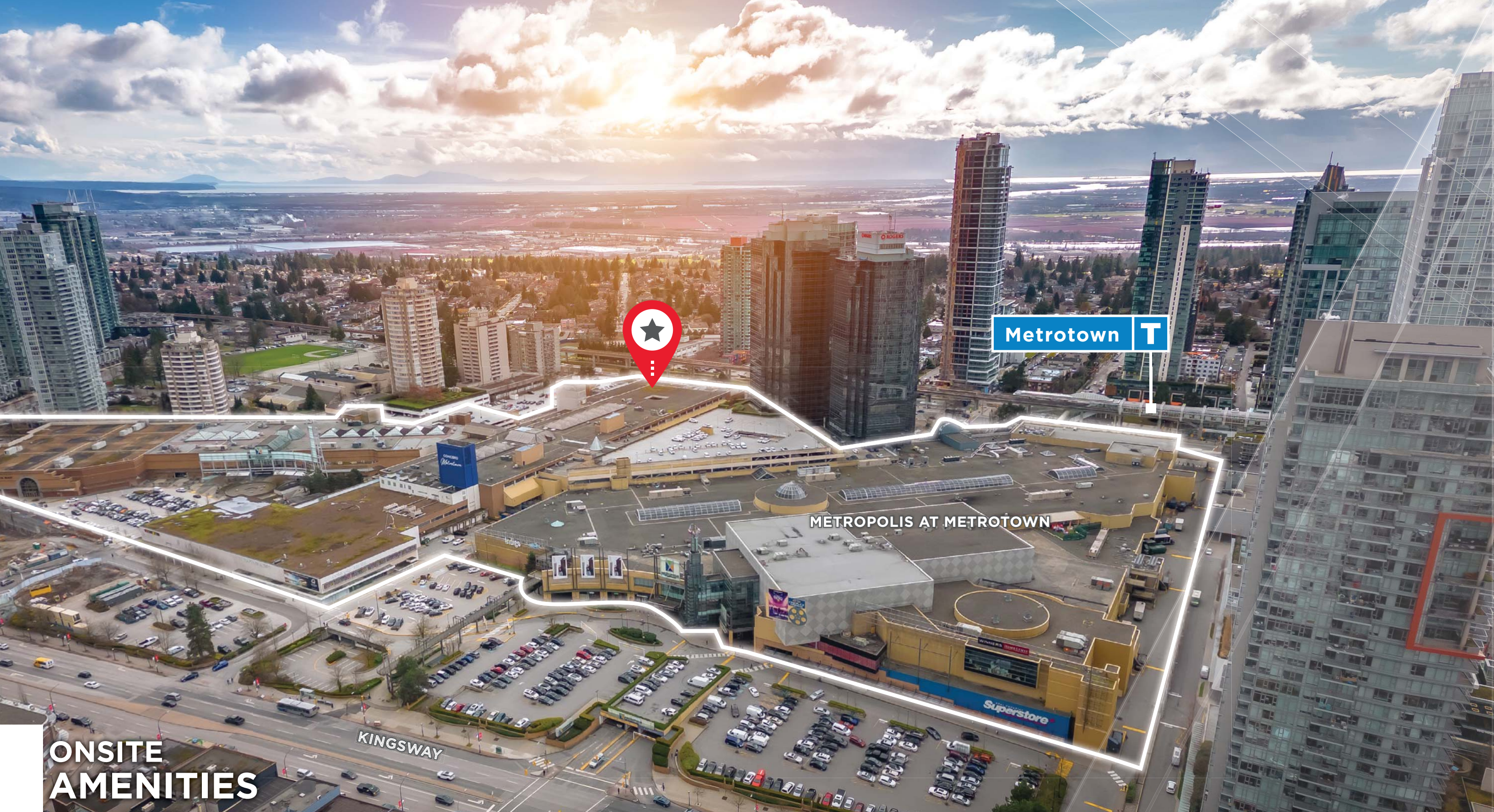
ZONING

Suitable for a wide range of uses such as General Office, Education, Daycare, Call Centres, Retail and Fitness



FLOORPLAN





Metrotown T

METROPOLIS AT METROTOWN

KINGSWAY

ONSITE AMENITIES



31 FAST FOOD RESTAURANTS



7 RESTAURANTS



5 COFFEE SHOPS



2 GROCERY STORES



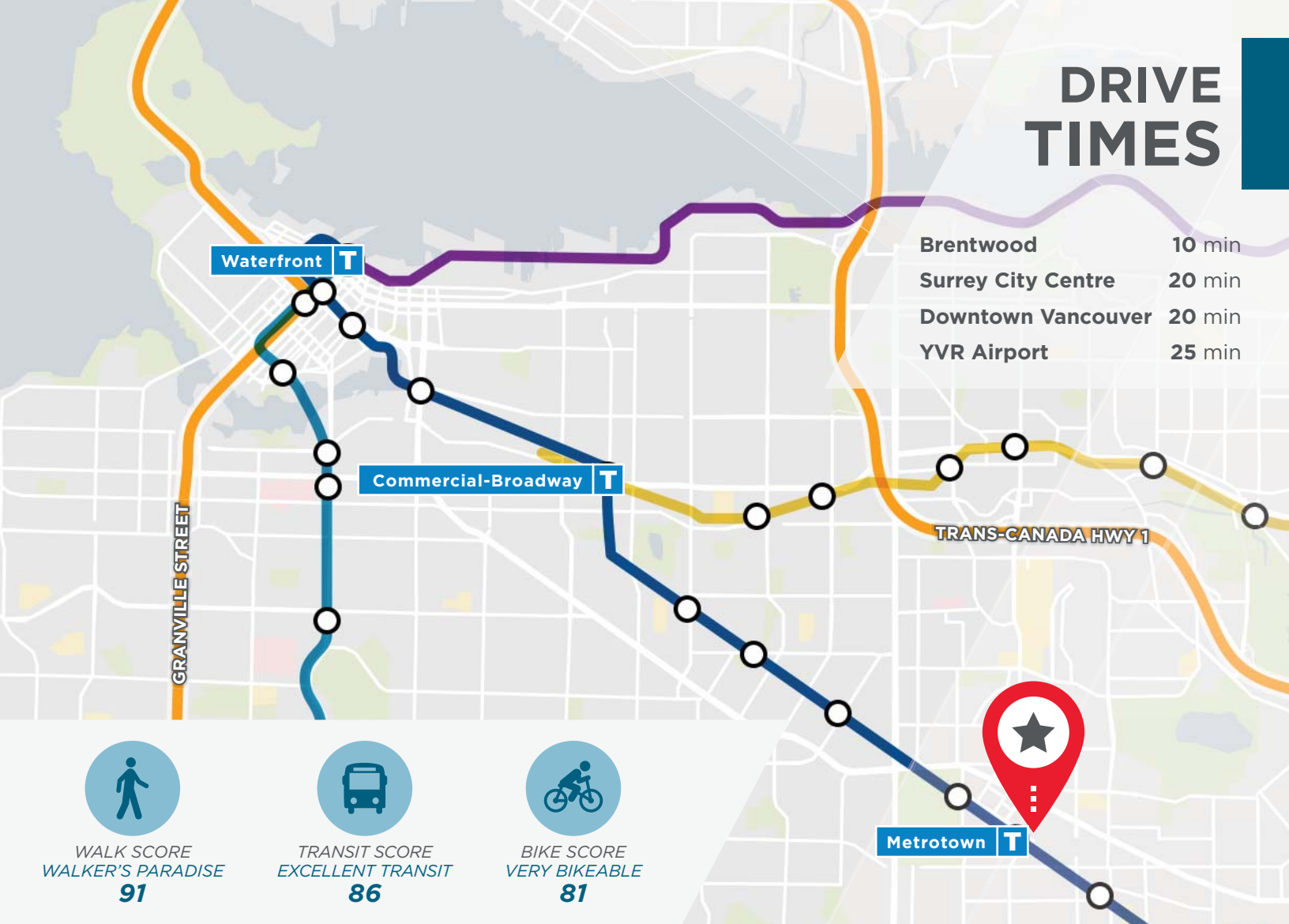
7 FINANCIAL INSTITUTIONS



OVER 400 RETAIL STORES AND SERVICES

DRIVE TIMES

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



THE LOCATION

Offices at Metropolis Metrotown is located in the centre of Metro Vancouver 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. Metropolis offers access to daycare services through the YMCA and Jellybeans Park Playcare Daycare.



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