

FOR SUBLEASE

Metrotower III

// 4515 CENTRAL BOULEVARD, BURNABY





Modern
workspaces
throughout.

4515 Central Boulevard

THE OPPORTUNITY

This bright and modern space spans over two floors and offers panoramic 360° views of the Lower Mainland with an abundance of natural light throughout. Located in Metrotown, Burnaby's vibrant business hub, the office is surrounded by excellent amenities, dining options, and public transportation, providing the perfect space for modern workforces.

Area	18th Floor: ~16,489 SF 19th Floor: ~12,083 SF Total SF: ~28,572 SF
Availability	60 days' notice
Sublease Expiry	June 2027
Basic Rent	Contact listing agent
Additional Rent	\$17.00 PSFPA (2025 est.)

KEY FEATURES AND AMENITIES



CITY &
MOUNTAIN
VIEWS



NATURAL
LIGHT



PRIME
LOCATION



24 HOUR
CONCIERGE



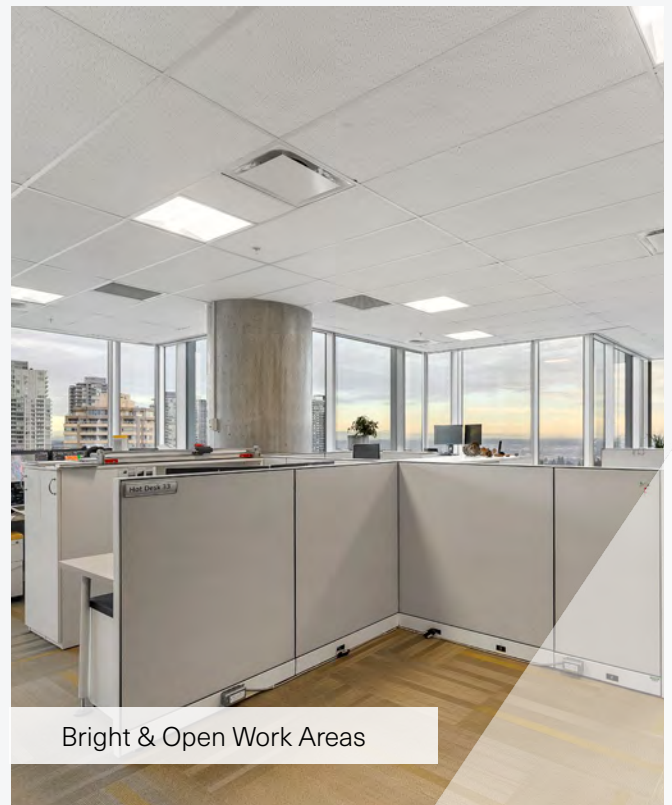
BICYCLE
FRIENDLY

Meeting Room



Large Kitchen & Lounge

Floors Interconnected with Stairs



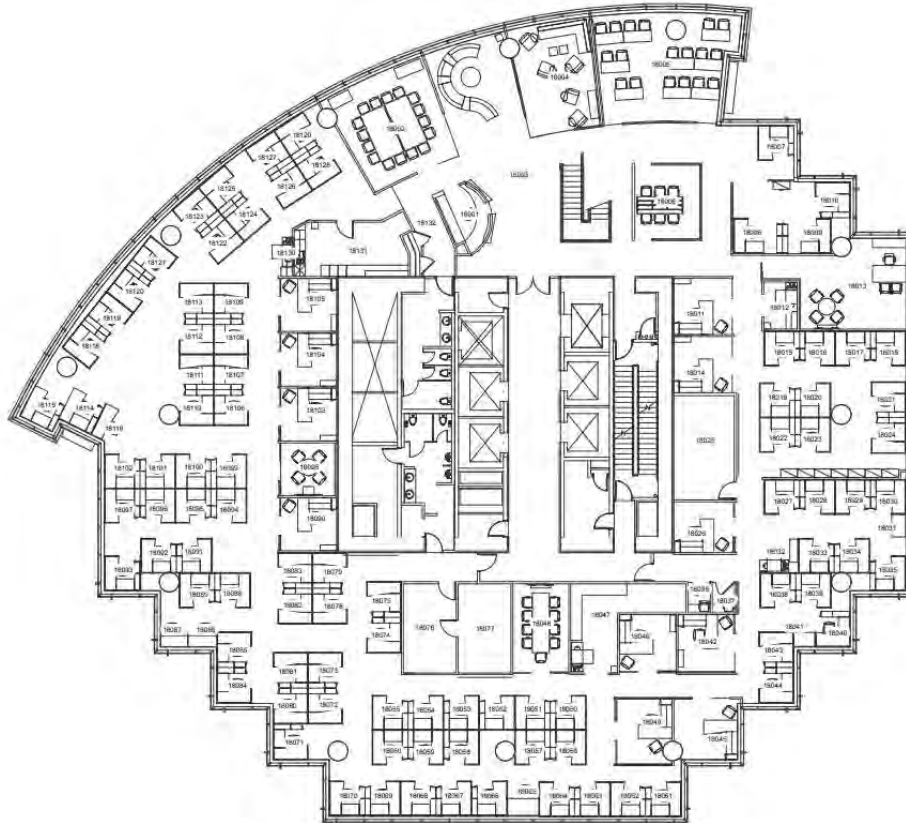
Bright & Open Work Areas

→ Modern design and functionality, featuring bright, open work areas, private meeting rooms, and comfortable lounge areas.

THE SPACE

18TH FLOOR 16,489 SF (APPROX.)

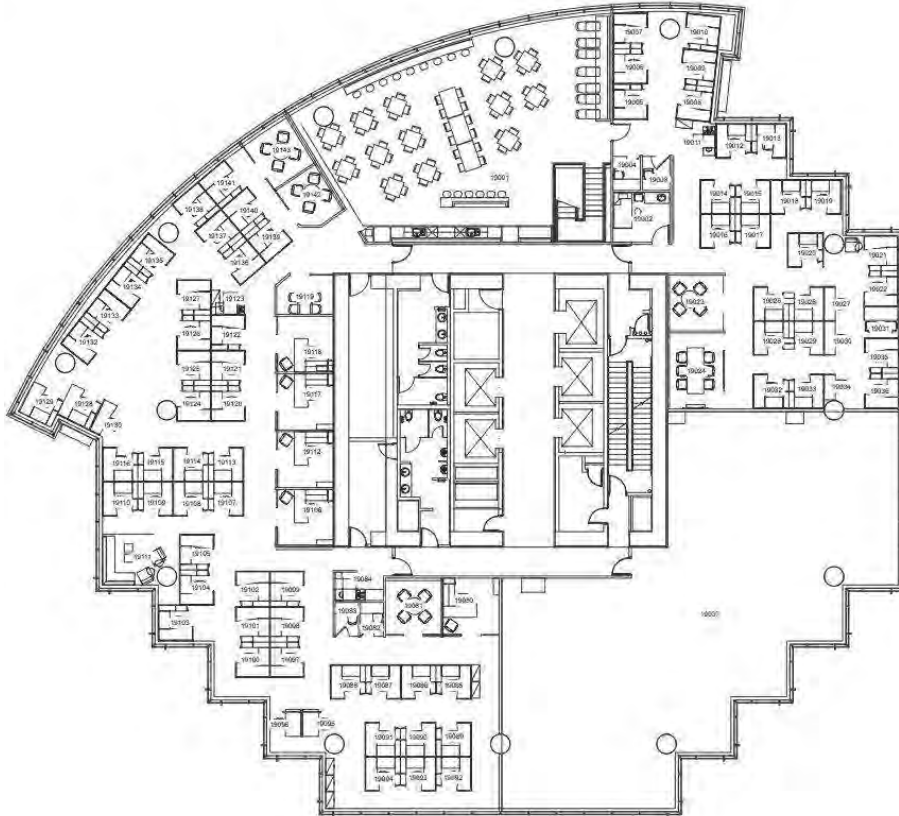
This modern full floor office space features 103 desks, 12 private offices, 5 meeting rooms, 1 kitchenette, 1 men's washroom, and one women's washroom.



THE SPACE

19TH FLOOR 12,083 SF (APPROX.)

This stunning space, connected to the 18th floor, offers 81 desks, 5 private offices, 6 meeting rooms, 1 large common area, 1 first aid room, and shared washrooms with Metro Vancouver.





KITCHEN + LOUNGE



BOARDROOM

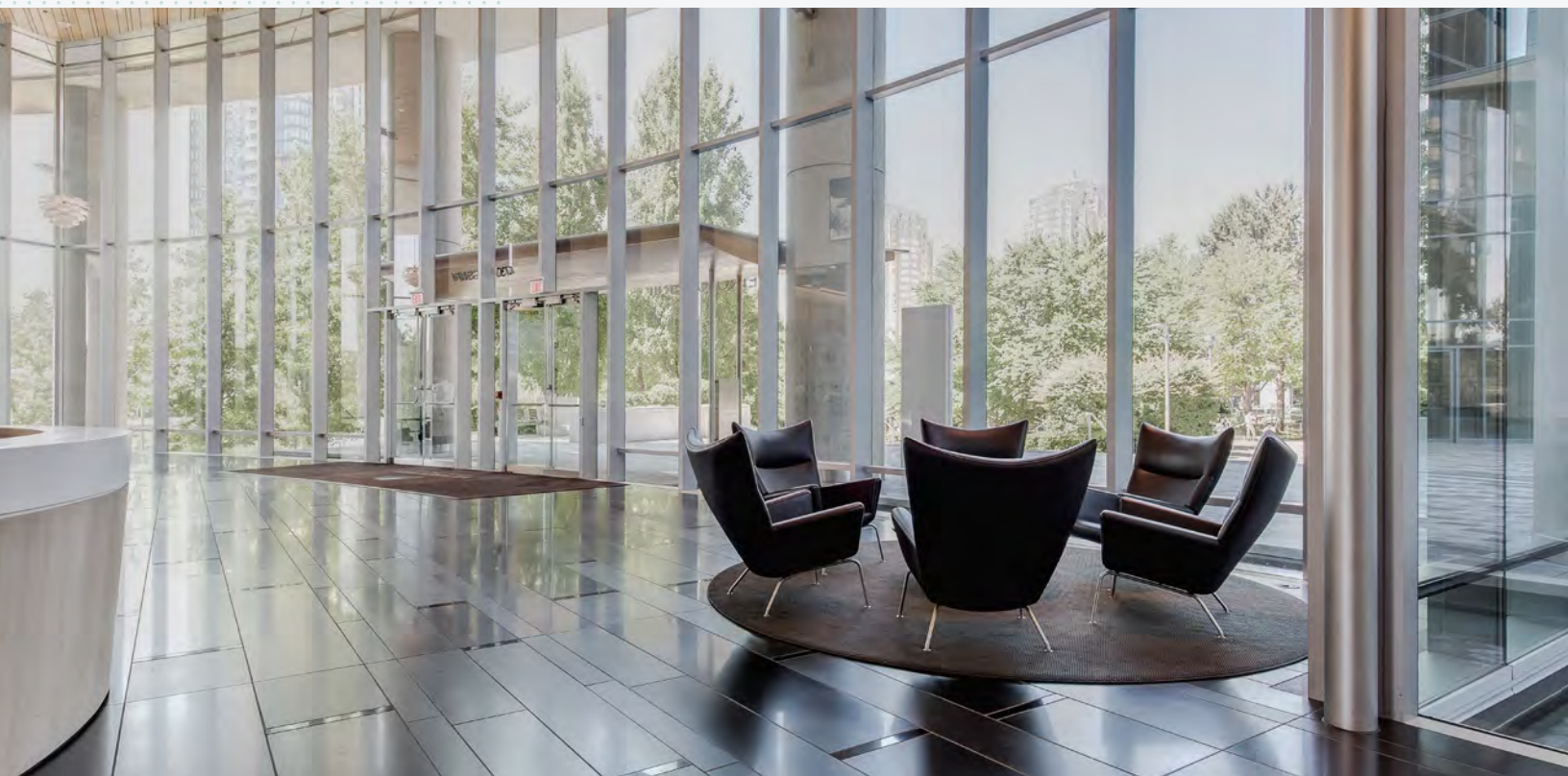


PANORAMIC VIEWS

→ Expansive perimeter windows flood the interior with natural light and provide stunning 360° views.

Excellent Amenities for Modern Workspaces

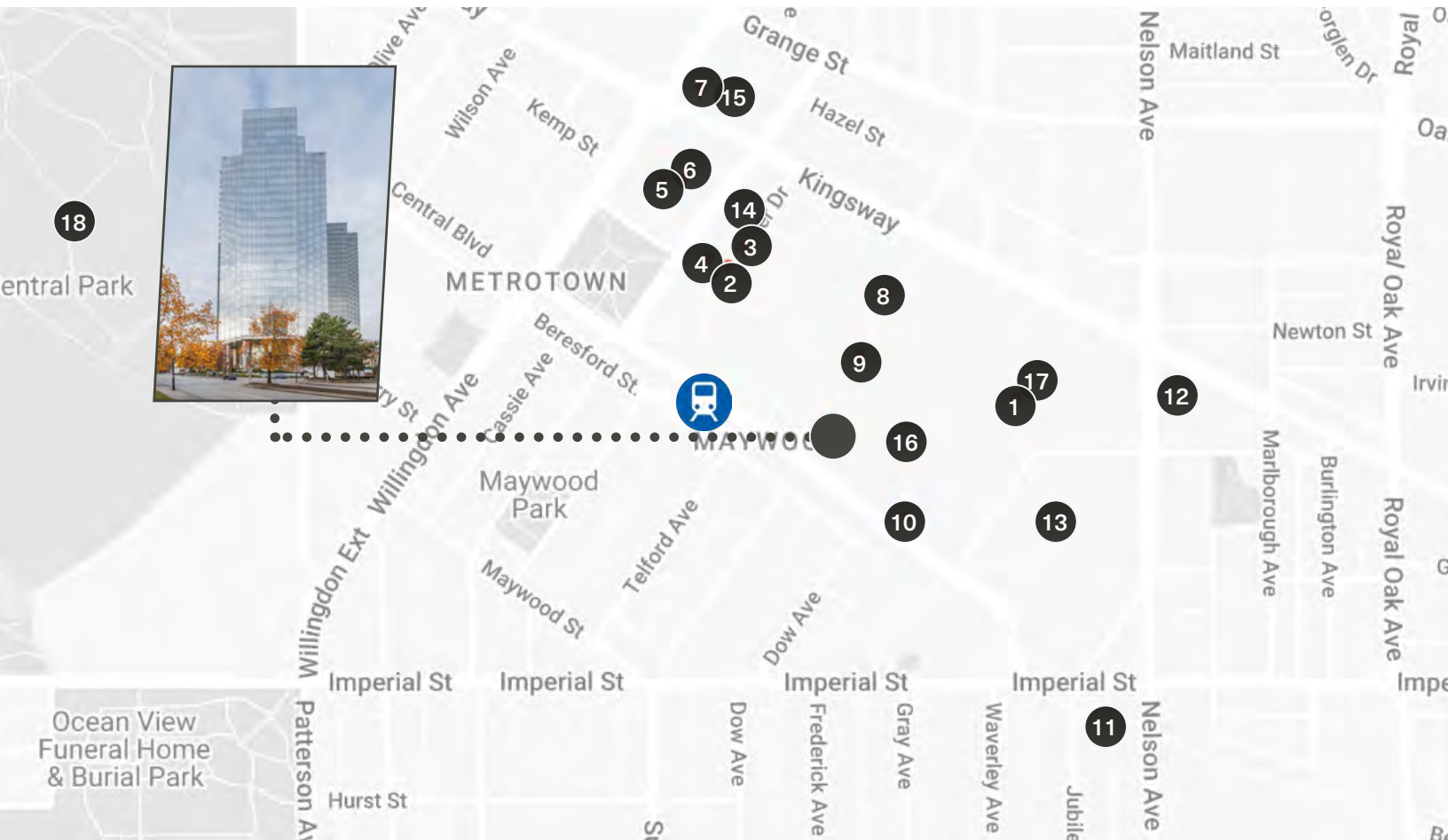
- 24 hour concierge security service
- Fitness facilities available for tenants
- Showers and end-of-trip facilities
- Underground parking
- Storage available
- Easily accessible and secured bike cage and lockers
- Connection to Metrotown Mall



NEIGHBOURHOOD

Located in the vibrant Metrotown district of Burnaby, our building offers easy access to top dining, shopping, and entertainment options. With excellent public transportation links and nearby highways, commuting is convenient. Enjoy the dynamic atmosphere and stunning city mountain views, making this the perfect location for both work and leisure.

- | | |
|----------------------------------|------------------------------------|
| 1. Starbucks | 10. ZUBU Ramen |
| 2. Cactus Club Café | 11. La Forêt Jubilee |
| 3. Earls Kitchen + Bar | 12. London Drugs |
| 4. JJ Bean Coffee Roasters | 13. Bonsor Recreation Complex |
| 5. The Crystal Mall | 14. Orangetheory Fitness |
| 6. Hilton Vancouver
Metrotown | 15. Element Vancouver
Metrotown |
| 7. Goodlife Fitness | 16. T&T Supermarket |
| 8. Metropolis at Metrotown | 17. Metrotown Food Court |
| 9. Real Canadian Superstore | 18. Central Park |





For more information, please contact:



Matt Carlson

Personal Real Estate Corporation

EXECUTIVE MANAGING DIRECTOR

+1 604 328 4603

matt@floorspace.ca

FLOORSPACE

745 Thurlow St., Suite 700

Vancouver, BC Canada

V6E 0C5

www.floorspace.ca

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