

OFFICE SPACE | FOR LEASE

# 4800 Kingsway

BURNABY, BC

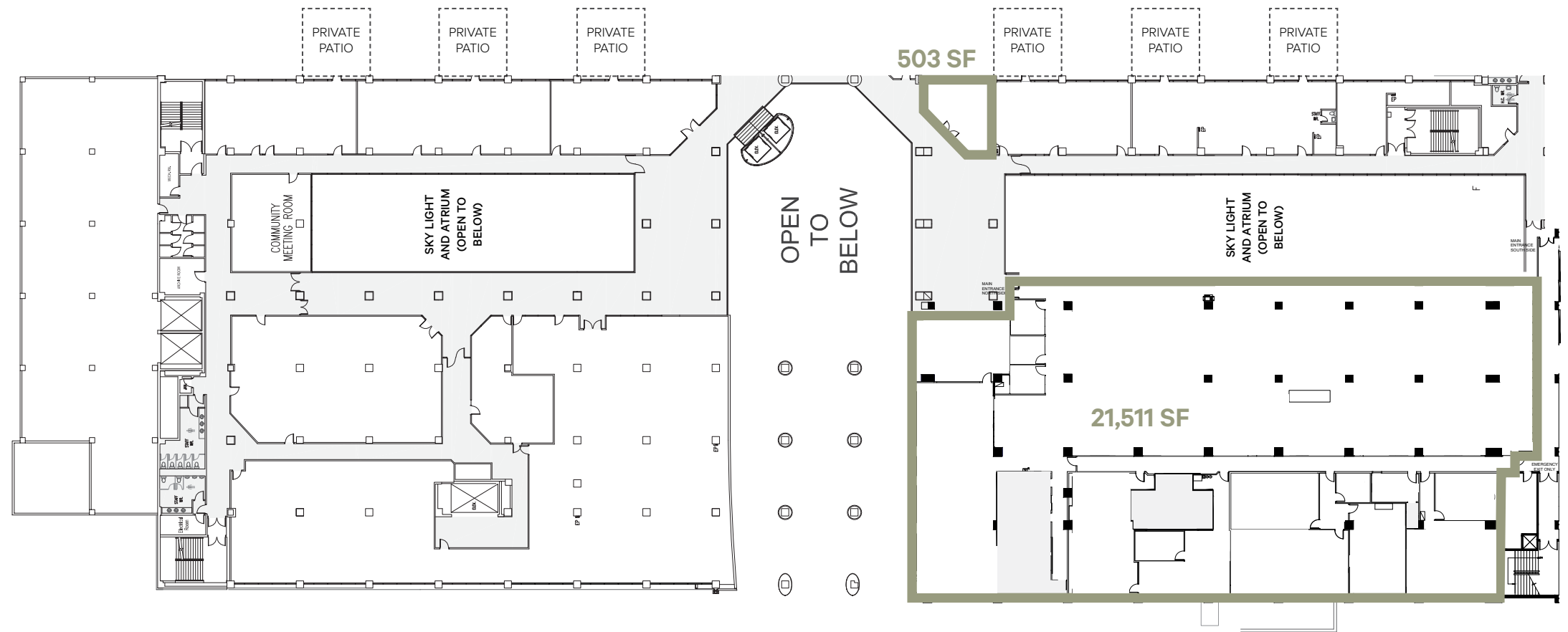


Up to 21,511 SF of High Quality Improved Office

Call Centre | General Office | Educational

**CBRE**

Options ranging from 503 SF up to 21,511 SF of high quality improved office space available in The Galleria at Metropolis



**The Galleria At Metropolis**  
4800 Kingsway, Burnaby, BC


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# The Opportunities

Within the 1.575 million square feet Metropolis at Metrotown offers over 400 shops, services and restaurants including gourmet coffee shops and juice bars such as Starbucks, Tim Hortons, Blenz, Bella Gelateria and Jugo Juice.

This central location also provides direct connectivity to SkyTrain, convenient proximity to popular dining choices including Earls, Cactus Club Cafe, Trattoria by Glowbal, and Boston Pizza. Convenient access to three Hotels including the Hilton Vancouver, Element by Westin and Holiday Inn Express are also within a two block radius.


Metropolis at Metrotown Offices offers two built-in daycare options for employees: YMCA and Jellybeans Park Playcare Daycare.

 **UNIT 492** 21,511 SF\* (Multiple demising options - 4,400 minimum SF)  
**UNIT 476** 503 SF

\* Contiguous adjacent sublet space of 30,003 SF can be made available for up to 52,000 SF

 **BASIC RENT**  
Please contact Listing Agents

 **ADDITIONAL RENT**  
\$23.24 PSF (2023 estimate)

 **PARKING**  
Abundant free tenant and visitor parking



The Galleria at Metropolis is directly connected to British Columbia's largest shopping centre, Metropolis at Metrotown, featuring over 400 shops, restaurants, entertainment facilities, theaters, services and on-site day care providers.

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DIRECT SKYTRAIN ACCESS

DAYCARE

400 SHOPS, SERVICES & RESTAURANTS

FOOD COURT

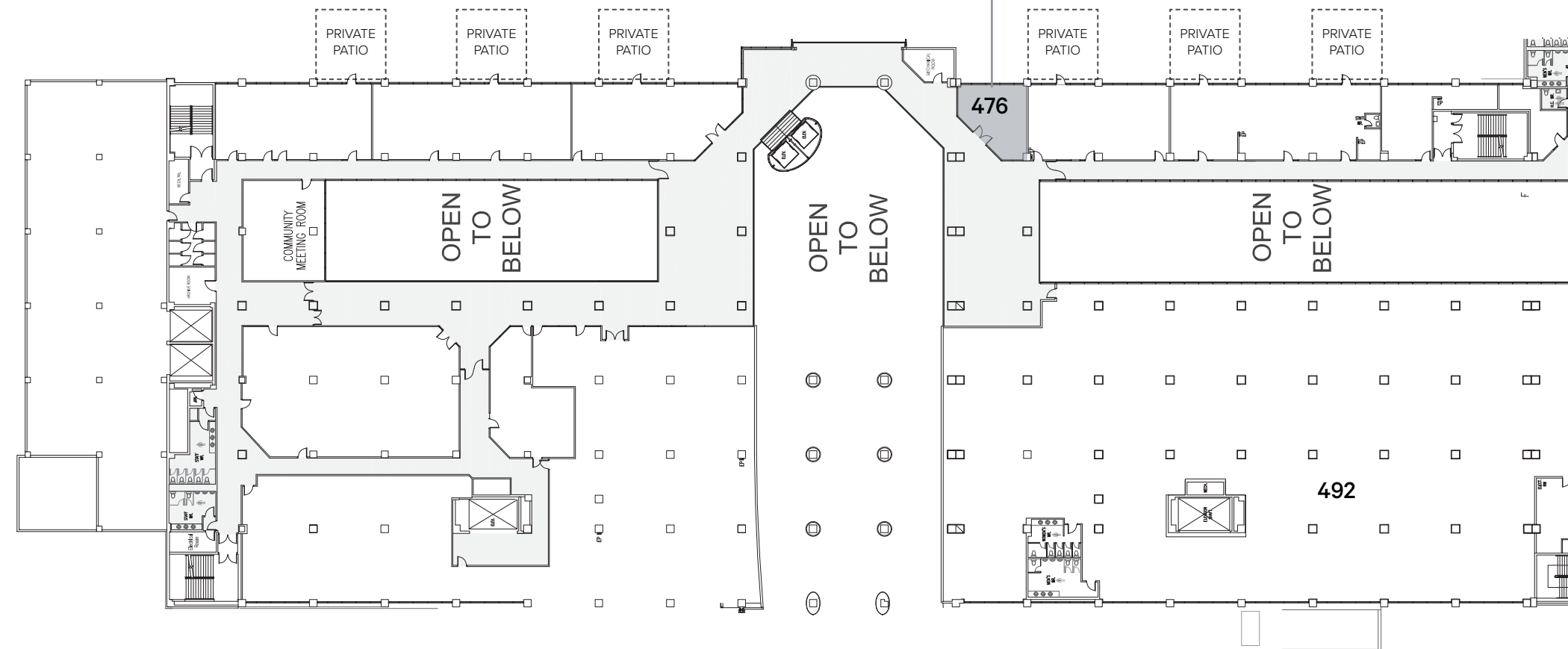
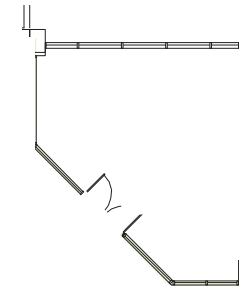


# Unit 476

503 SF  
AVAILABLE IMMEDIATELY

## SUITE FEATURES

- + Elevator exposure
- + Glass entryway
- + Private office

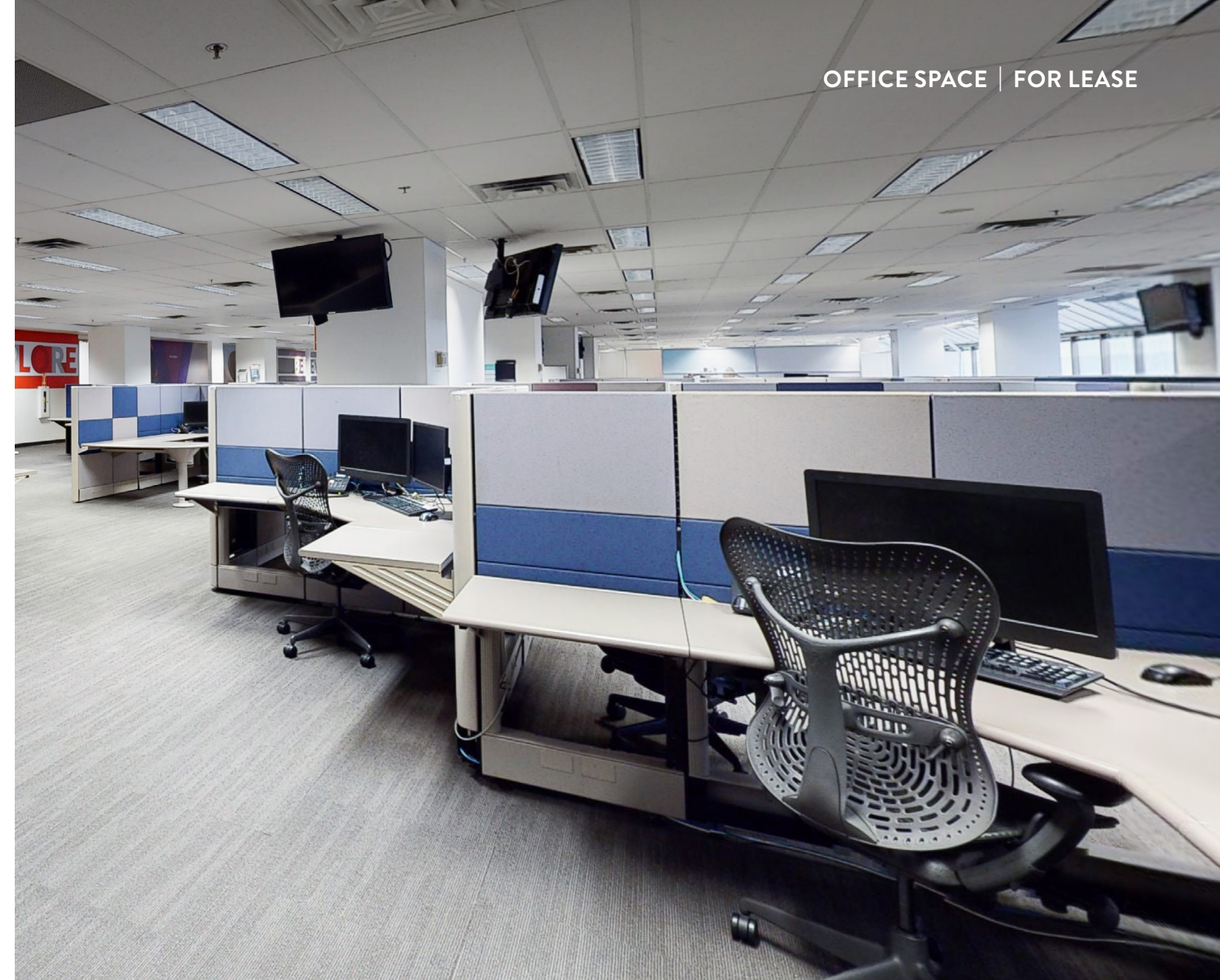
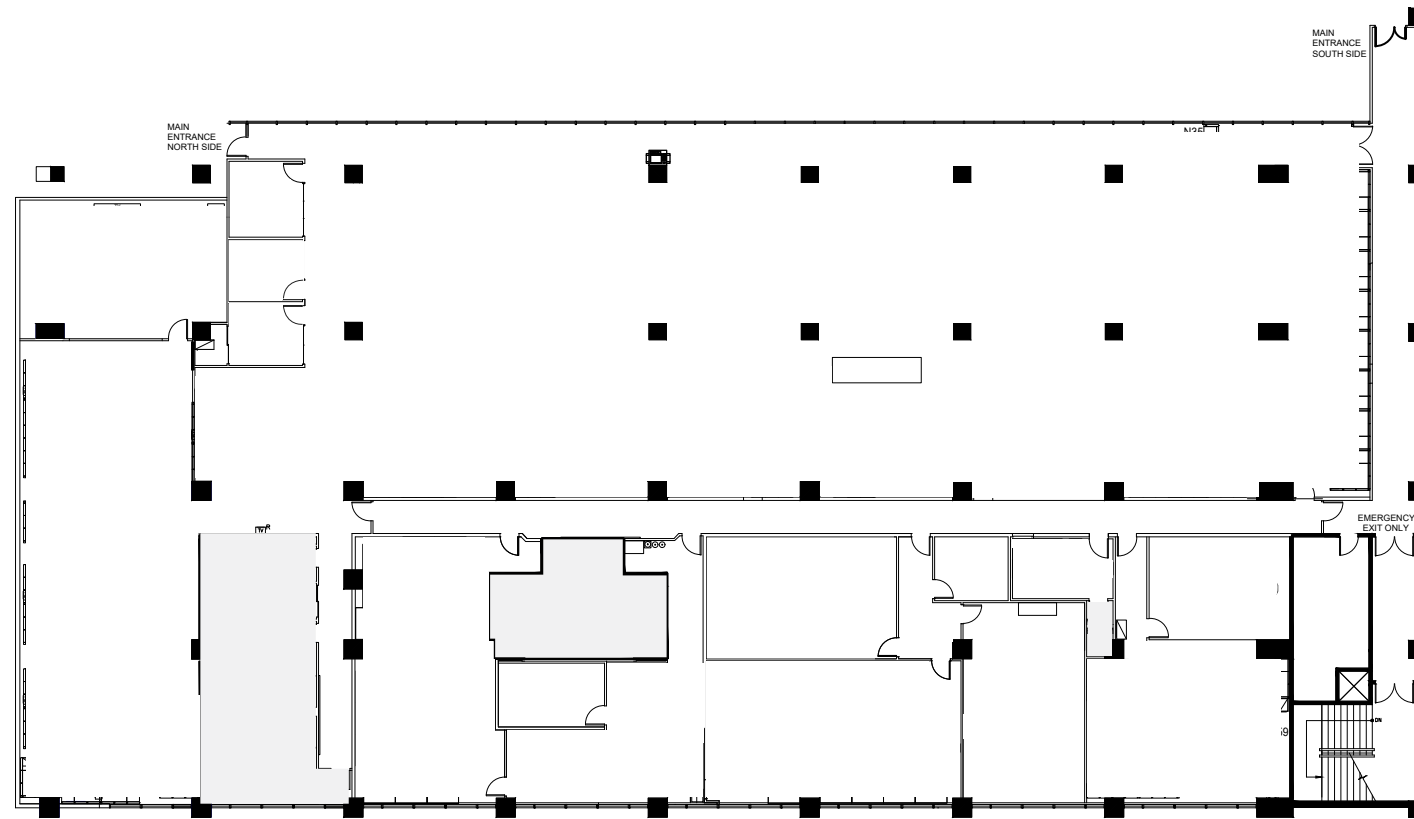


The Galleria At Metropolis  
4800 Kingsway, Burnaby, BC

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# Unit 492

21,511 SF  
AVAILABLE IMMEDIATELY



## SUITE FEATURES

- + Existing Call Centre with quality improvements and furniture
- + 6 large meeting rooms / training centres
- + 3 meeting rooms
- + Lunchroom
- + Contiguous space up to 52,000 SF



# Unit 492

## Demising Options

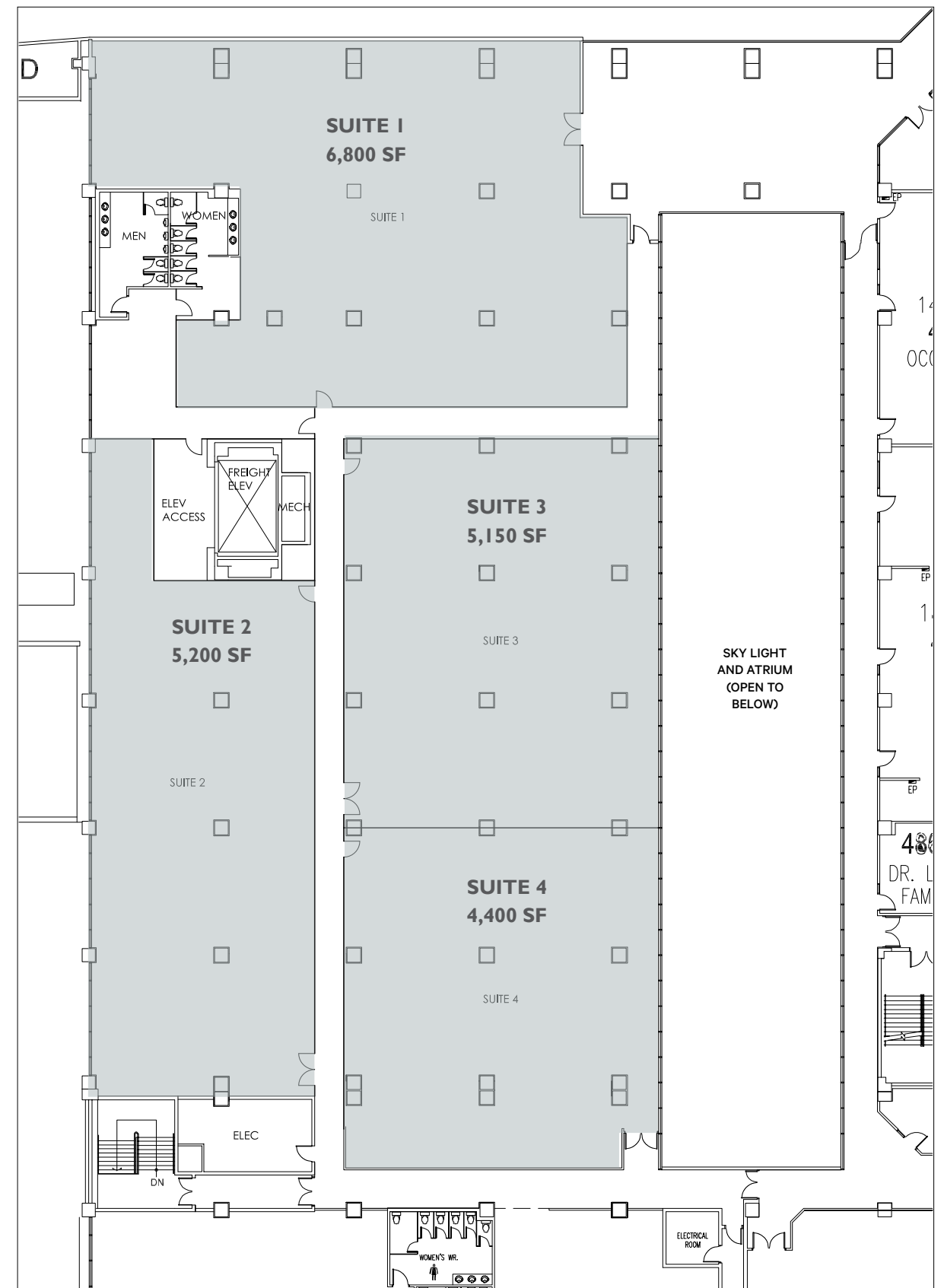
21,511 SF

### UNIT SUITES (APPROXIMATE)

SUITE 1	UNIT 491	6,800 SF
SUITE 2	UNIT 492	5,200 SF
SUITE 3	UNIT 493	5,150 SF
SUITE 4	UNIT 494	4,400 SF

### FLOOR FEATURES

- + Potential to demise 21,511 SF into numerous sized suites depending on tenant needs
- + The floor has renovated washrooms
- + Plumbed access for potential kitchen
- + 3 meeting rooms
- + Potential direct freight elevator access for users that may require it



Floor plans are not to scale.



**8 MIN**

Walk to SkyTrain

**23 MIN**

To Downtown

**81**

Very Bikeable

**400**

Shops + Services

Source: Walkscore.com

# Location

The Galleria at Metropolis is located at the geographic center of Metro Vancouver at the axis of what is commonly referred to as “Metrotown”, the Metrotower Complex is the centre of Metro Vancouver.

Within Burnaby, the main entry off of Central Boulevard is connected to many major thoroughfares including Willingdon, Kingsway, McKay, Nelson, Imperial and Patterson. With the Towers close to Highway 1, Boundary Road and Marine Drive the location provides easy access to the North Shore, Delta, Richmond and Surrey.

## CONTACT

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