



4211 Kingsway | Burnaby, BC

## First-Class Office Space in Proximity to Metrotown For Lease

### Burnaby Centre

Opportunity to lease office space across from Central Park, within walking distance from two SkyTrain stations, Metrotown Shopping Centre, and many other popular dining and retail locations. The building includes access to fitness and pool facilities.

**Rob DesBrisay**  
Managing Partner  
604 691 6602  
rdesbrisay@naicommercial.ca

**Jesse Godin**  
Senior Associate  
604 691 6636  
jgodin@naicommercial.ca

**NAI Commercial**  
1075 W Georgia St, Suite 1300  
Vancouver, BC V6E 3C9  
+1 604 683 7535  
naicommercial.ca

## 4211 Kingsway Burnaby, BC

### Location

Located at the corner of Kingsway and Barker Avenue, Burnaby Centre acts as a pillar on the gateway to Burnaby. The renovated building offers excellent exposure and street-front appeal.

Proximity to local amenities including attached retail mall and Metrotown Shopping Centre. Frequent bus service, SkyTrain, and all major highways within three kilometres provide numerous options for commuting.

This building offers a unique leasing opportunity, great location, with amazing mountain and city views. After-hour card access along with secured underground parking makes this an ideal location for most types of businesses.

### Available Units

| Unit | Lease Rate | Add'l Rent (2023 est.) | Availability | Size     |
|------|------------|------------------------|--------------|----------|
| M11  | \$23.00/SF | \$14.89/SF             | Immediate    | 5,336 SF |
| 308  | \$20.00/SF | \$16.42/SF             | Immediate    | 5,565 SF |

## Property Summary

### Parking

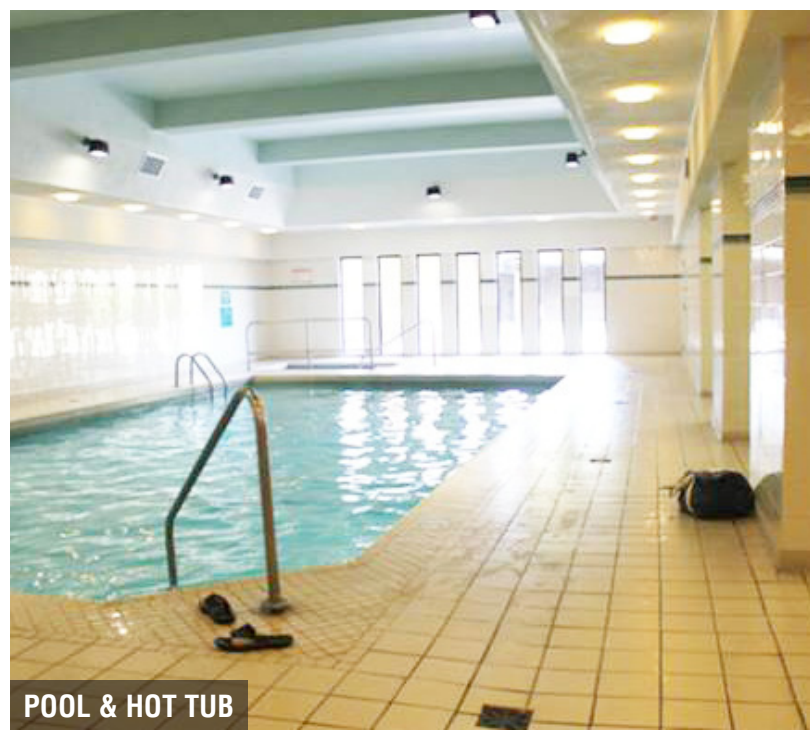
One stall per 250 SF

### Features

- ▶ Two SkyTrain stations within walking distance
- ▶ Walking distance to Metrotown, retail and restaurants
- ▶ Directly across from Central Park
- ▶ Recently renovated lobby
- ▶ Access to fitness facility, pool and hot tub
- ▶ Local retail attached directly to the tower
- ▶ Amazing views



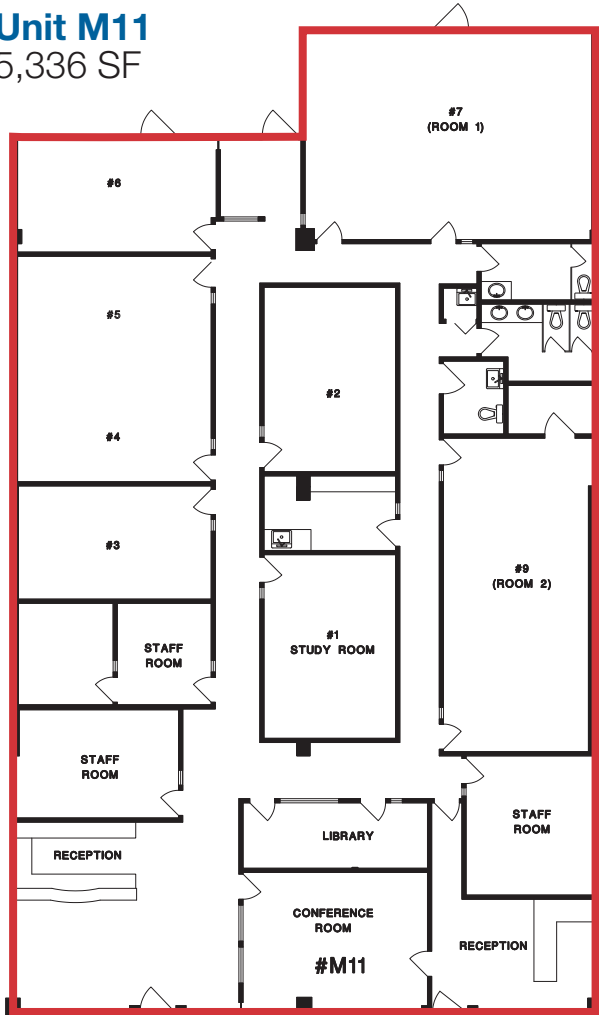
BUILDING LOBBY



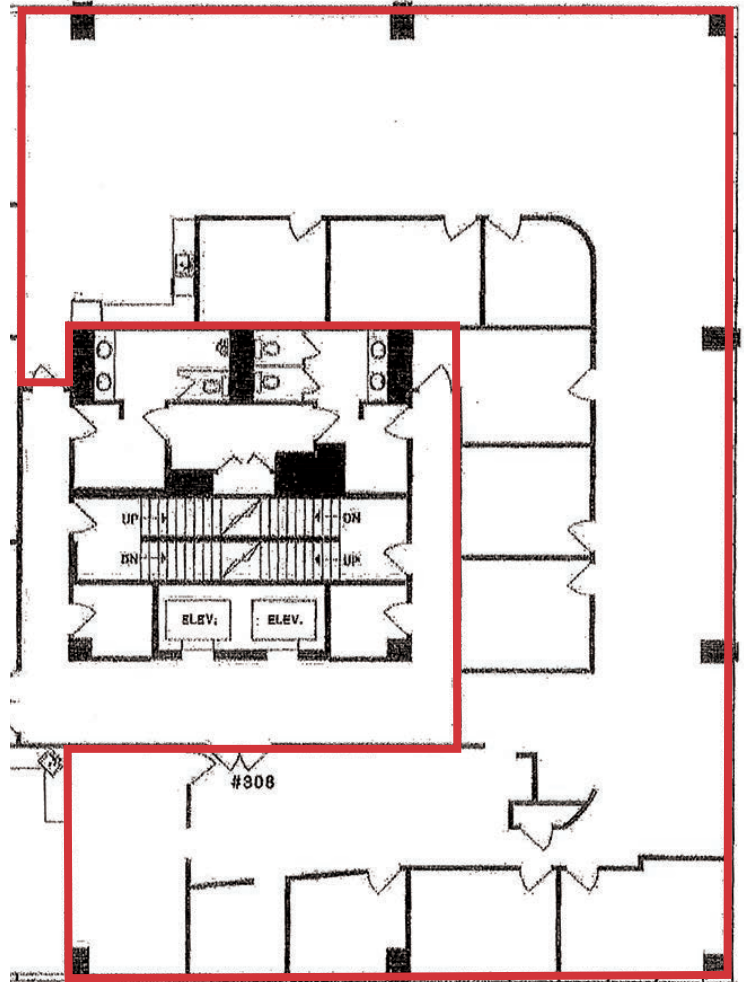
POOL & HOT TUB

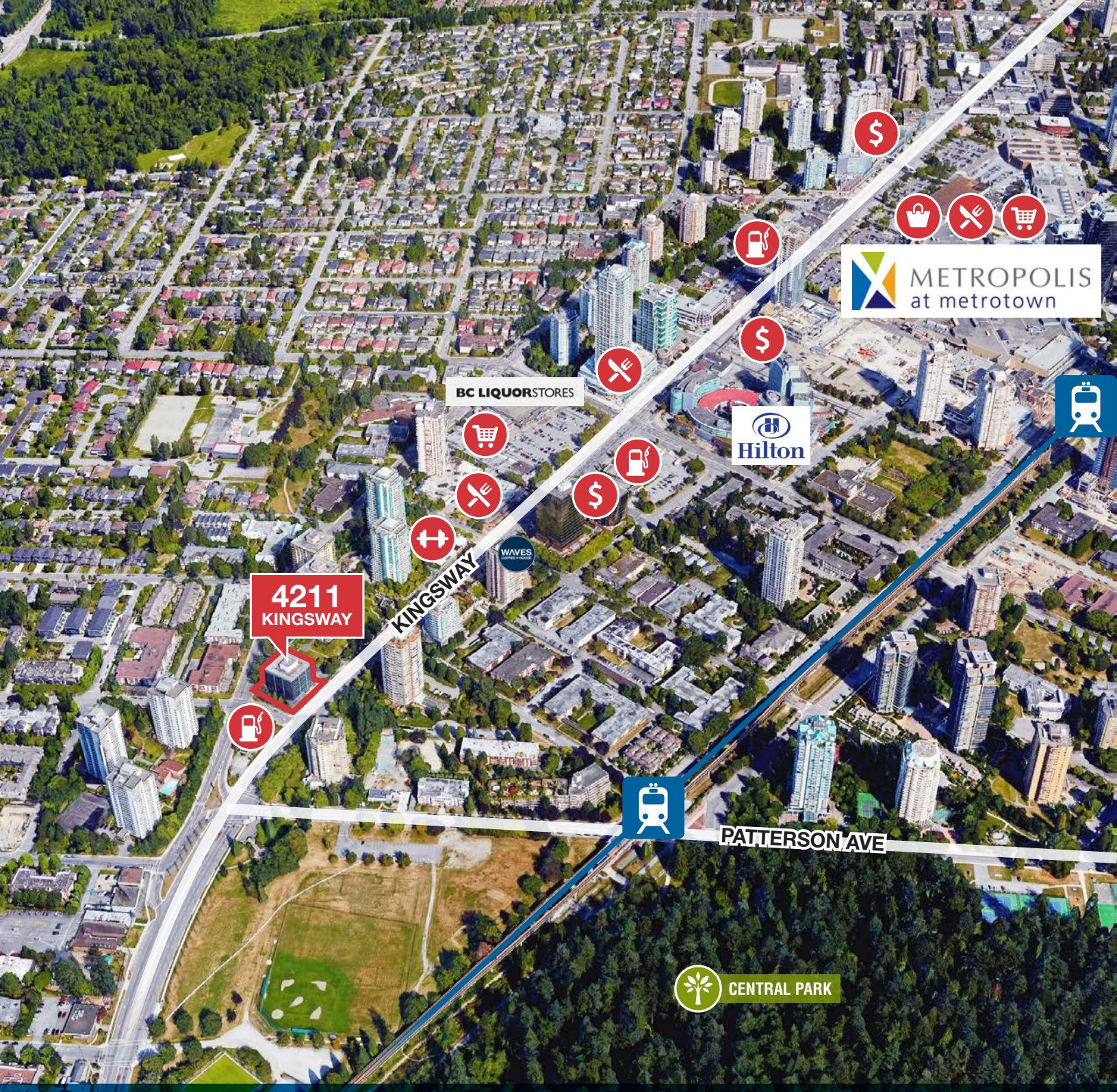
# Floor Plans

## Unit M11 5,336 SF



## Unit 308 5,565 SF





**4211  
KINGSWAY**

**KINGSWAY**

**PATTERSON AVE**

**CENTRAL PARK**

**Hilton**

**BC LIQUOR STORES**

**METROPOLIS  
at metrotown**

**Rob DesBrisay**  
Managing Partner  
604 691 6602  
rdesbrisay@naicommercial.ca

**Jesse Godin**  
Senior Associate  
604 691 6636  
jgodin@naicommercial.ca

**NAI Commercial**

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied. Aerial image courtesy of Google, Landsat/Copernicus

**NAI Commercial**  
1075 W Georgia St, Suite 1300  
Vancouver, BC V6E 3C9  
+1 604 683 7535  
naicommercial.ca