

**AVISON  
YOUNG**

# Office and retail for lease

**4789 Kingsway**  
Burnaby, BC



Main floor retail and nicely improved office premises with mountain views

**Josh Sookero\***, Principal  
604 647 5091  
josh.sookero@avisonyoung.com  
*\*Josh Sookero Personal Real Estate Corporation*

**Nicolas Bilodeau**, Senior Vice President  
604 647 1336  
nicolas.bilodeau@avisonyoung.com

## Property details

### ELEVATORS

Two 2,500 lb traction exterior glass elevators

### CEILING HEIGHT

9.0 ft

### SECURITY

Central monitored system with floor restrictions, perimeter cameras and lights, cameras in hallways and parkade, regular mobile & static security patrols, and onsite caretaker 3 days per week

### TELECOM

Fibre service to building

### BUILDING OPERATING HOURS

6:00 a.m. – 7:00 p.m. (Monday – Friday)  
with after-hours entry system

### HVAC SYSTEM

Heat pumps with cooling/heating continuous loops to maintain zoned temperatures

### SPRINKLER SYSTEM

Wet system throughout

### LIGHTING

Fluorescent

### OPERATING EXPENSES (2023)

Office \$16.50

### AVAILABLE

Immediately

### MONTHLY PARKING

\$95/month (plus taxes)

## Location

Located in the geographic centre of Metro Vancouver, 4789 Kingsway is immediately across from Metropolis, BC's largest enclosed mall with more than 1.7 msf of retail and amenity space. The building is easily accessible by car and public transportation with a five-minute walk to both the Metrotown SkyTrain station and TransLink bus loop plus multiple bus stops along Kingsway.

## Opportunity

4789 Kingsway is a premier class A, six-storey, 71,236-sf office tower that is part of a landmark mixed-use development. The development, along with a two-storey retail complex, is directly connected to Metropolis at Metrotown by way of an overhead, covered pedestrian walkway.

## Property highlights

-  Overhead pedestrian walkway connecting to 450 stores at Metropolis
-  Five-minute covered walk to Metrotown SkyTrain station and TransLink bus loop
-  Excellent nearby amenities including coffee, shopping, banking, and dining options
-  Operable windows and spectacular views
-  End of trip facilities with secure access to bike racks, lockers, and full washroom with shower



## UNIT 200

6,231 sf  
Available April 1, 2024

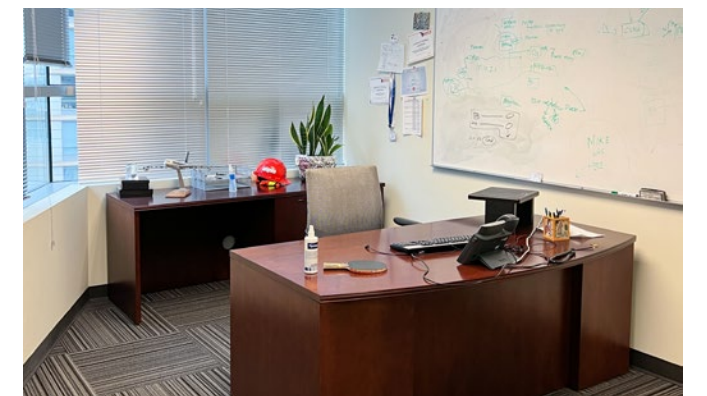
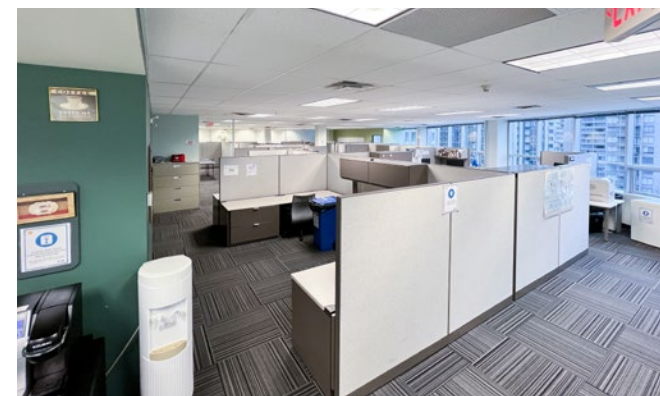
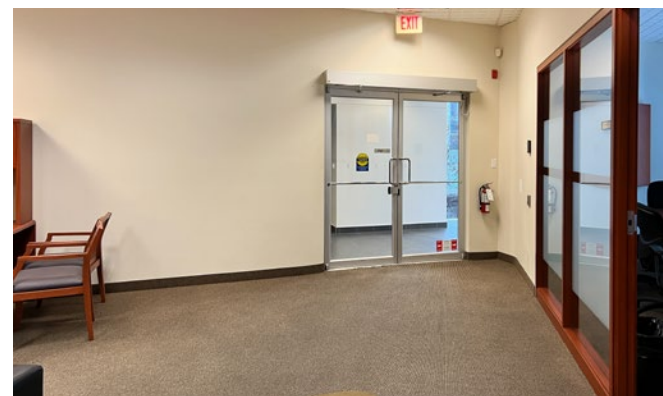
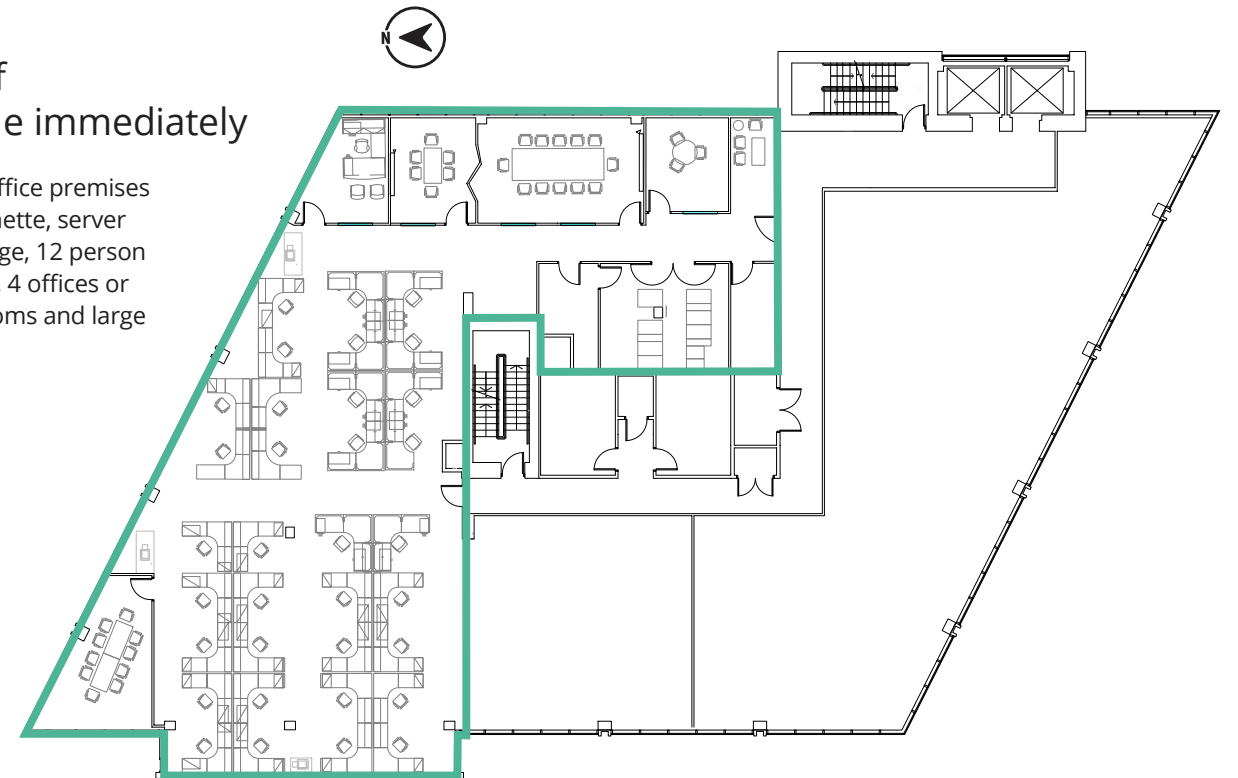
Nicely improved office premises with 24 offices, staff room, 12 person boardroom, copy room and large reception



## UNIT 500

6,550 sf  
Available immediately

Improved office premises with kitchenette, server room, storage, 12 person boardroom, 4 offices or meeting rooms and large open area



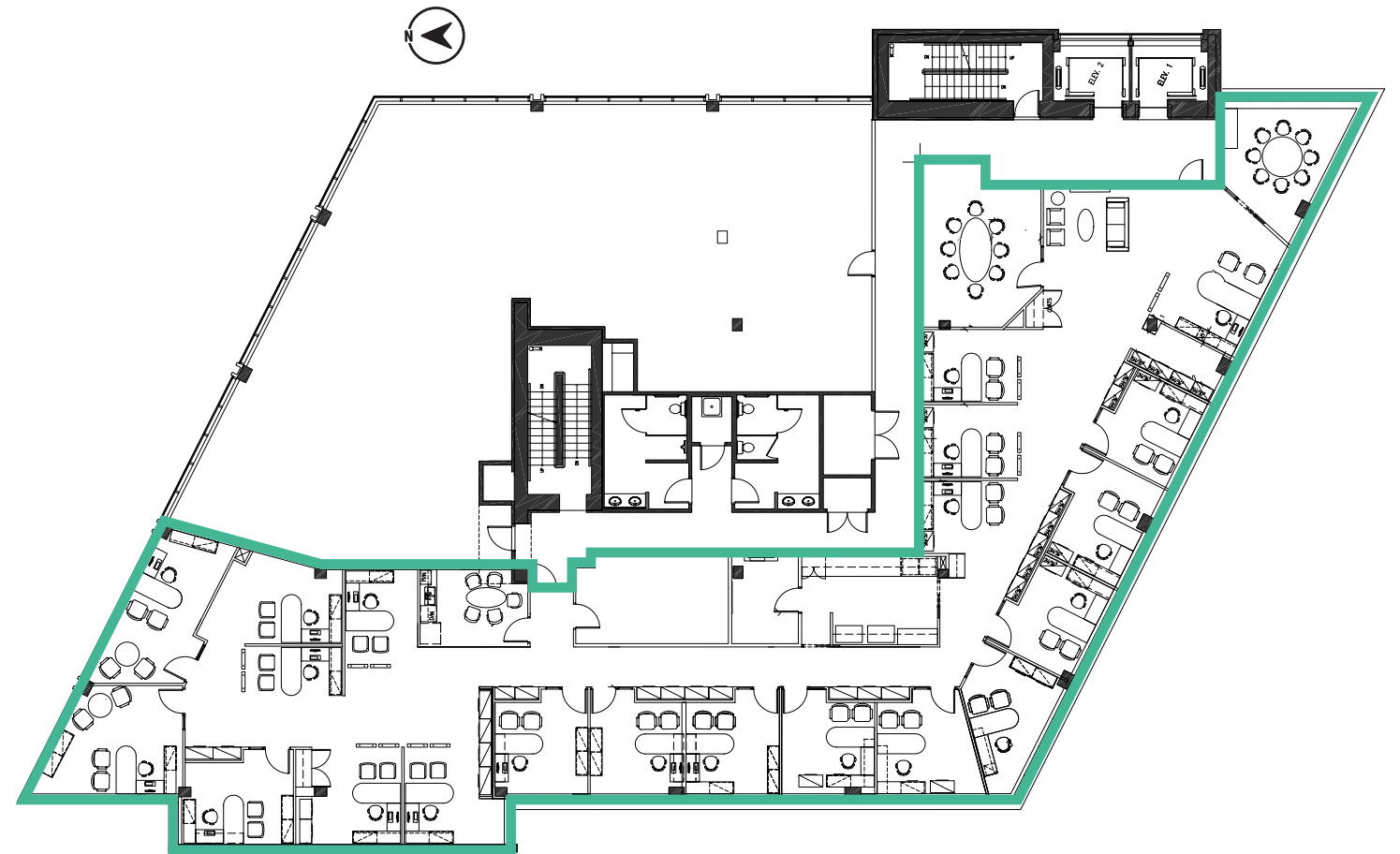
# For Lease

Office & Retail - 4789 Kingsway  
Burnaby, BC

## UNIT 600

7,181 sf  
Available April 1, 2024

Nicely improved office premises with 15 offices, 3 meeting rooms, storage, reception and kitchenette





Subject  
Property

**92** **WALKER'S PARADISE**  
Daily errands do not  
require a car

**87** **EXCELLENT TRANSIT**  
Transit is convenient for  
most trips

**78** **VERY BIKEABLE**  
Biking is convenient  
for most trips

## Contact for more information

**Josh Sookero\***, Principal  
604 647 5091

[josh.sookero@avisonyoung.com](mailto:josh.sookero@avisonyoung.com)

*\*Josh Sookero Personal Real Estate Corporation*

**Nicolas Bilodeau**, Senior Vice President  
604 647 1336  
[nicolas.bilodeau@avisonyoung.com](mailto:nicolas.bilodeau@avisonyoung.com)

#2900-1055 West Georgia Street  
P.O. Box 11109 Royal Centre  
Vancouver, BC V6E 3P3, Canada

**avisonyoung.ca**

© 2024 Avison Young. All rights reserved. E. & O.E.:  
The information contained herein was obtained from  
sources that we deem reliable and, while thought to be  
correct, is not guaranteed by Avison Young Commercial  
Real Estate Services, LP ("Avison Young").

**AVISON  
YOUNG**

**CANADA  
BEST  
MANAGED  
COMPANIES**  
Platinum member