

For Lease | 4710 & 4720 Kingsway, Burnaby

Office space at Metrotowers I & II For Lease

Metrotower I & II are located at the commercial hub of Burnaby in Metrotown. The AAA office towers feature panoramic views from a column free perimeter, floor to ceiling windows, 24 hour security and a newly renovated, full service fitness centre. Located next to Metropolis at Metrotown, the buildings offer direct access to the Metrotown SkyTrain Station and transit bus loop.

Contact Us:

Rob Chasmar

Personal Real Estate Corporation
Senior Vice President
604 661 0822
rob.chasmar@colliers.com

Jason Teahen

Personal Real Estate Corporation
Vice President
604 661 0847
jason.teahen@colliers.com

James Morris

Senior Associate
604 692 1413
james.morris@colliers.com

Property Overview

The Building

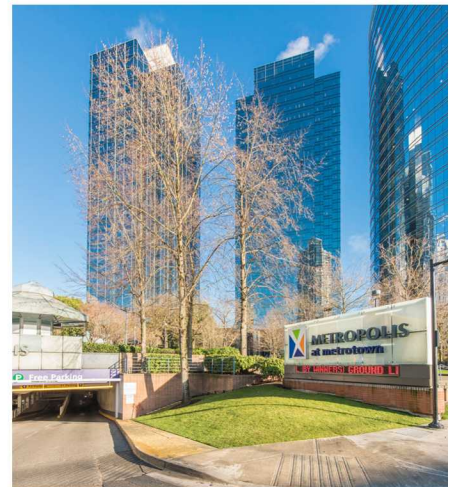
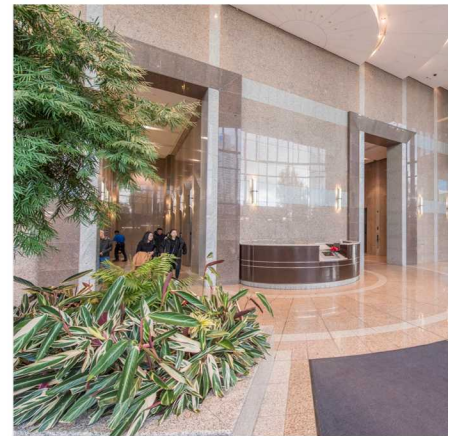
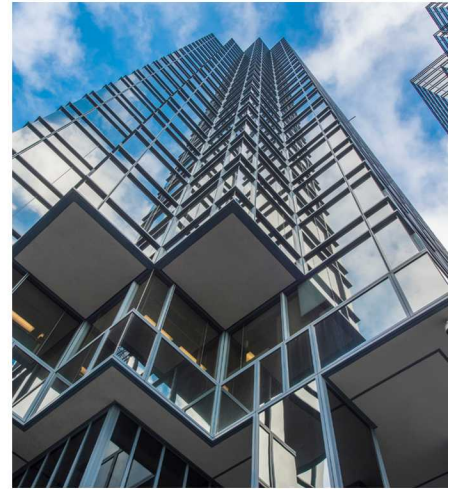
Two state of the art “AAA” Class office towers comprise over 616,000 square feet and rise 28 and 30 stories tall, featuring panoramic 360 degree views from a column free perimeter and a reflective glass curtain wall. The lobby features a thirty-two foot high atrium, providing volumes of natural light with granite and stainless steel finishes. Nestled amid an extensive urban shopping centre complex, theatres, hotels, community recreation centre, public library, 200 acre park and with direct covered access to the Metrotown SkyTrain Station, Metrotower Office Complex provides an offering unparalleled in the Lower Mainland.

The Area

Located at the geographic centre of the Lower Mainland, the Metrotower Office Complex features convenient accessibility from downtown Vancouver and all surrounding communities. Its main entry off of Central Boulevard is connected to many major routes including Willingdon, Kingsway, McKay, Nelson, Imperial and Patterson. In addition, the Towers also provide close proximity to Highway 1, Boundary Road and Marine Drive allowing easy access to the North Shore, Delta, Richmond and Surrey.

Key Highlights

- Panoramic 360 degree views from a column free perimeter
- Bike lockers and end of trip facilities
- Electric vehicle charging stations
- On-site Management
- 24 hour on-site security guards and camera systems
- Newly renovated fitness centre
- Meeting room facilities
- Green space plaza
- Direct access to Metrotown SkyTrain Station and transit bus loop
- 1 parking stall per 750 SF leased



Details

Net Rent

Please Contact Lising Agents

Additional Rent (2023 est.)

METROTOWER I

\$21.88 per SF per annum

METROTOWER II

\$21.32 per SF per annum

*Inclusive of daily in-suite janitorial and utilities

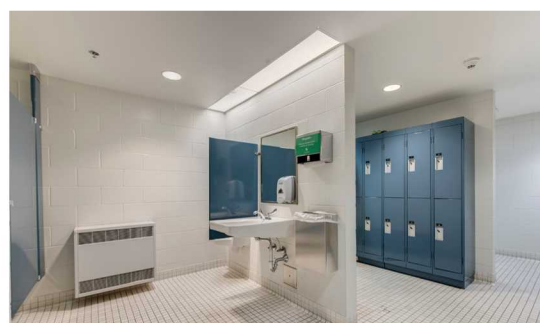
Current Parking Rates (24 Hours)

Reserved parking: \$198.00 per stall per month*

Random parking: \$148.00 per stall per month*

Carpool parking: \$136.00 per stall per month*

*plus applicable taxes



Building Amenities

Fitness Centre	Full service, tenant only fitness centre including fitness classes, pilates and yoga. Full showers, changing rooms and day lockers also provided.
Meeting Room Facilities	Fully equipped 1,200 SF meeting room available accommodating up to 45 people.
Bike Lock Up & End of Trip Facilities	Offered on site, free of charge to tenants.
Green Space Plaza	Offering tenants a landscaped and manicured outdoor plaza.
Car Wash	Autospa available on-site.

Area Amenities

Metropolis at Metrotown	Directly connected to BC's largest shopping mall offering restaurants, entertainment, daycares, theaters and various services.
Restaurants	30 quick and full serve restaurants at Metropolis at Metrotown including gourmet coffee shops, Earls, Cactus Club and Boston Pizza.
Bonsor Community Centre	Swimming pool and sports courts all located within a 5 minute walk from the complex.
Central Park	A 200 acre park with cycling, walking and jogging trails located within close proximity.
Hotels	The Hilton Vancouver & Holiday Inn Express located within 2 blocks



METROTOWER
I & II

METROPOLIS
at metrotown

KINGSWAY

METROTOWER I & II

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