

**AVISON  
YOUNG**

# For Sublease

Suite 1650, Metrotower I – 4710 Kingsway  
Burnaby, BC



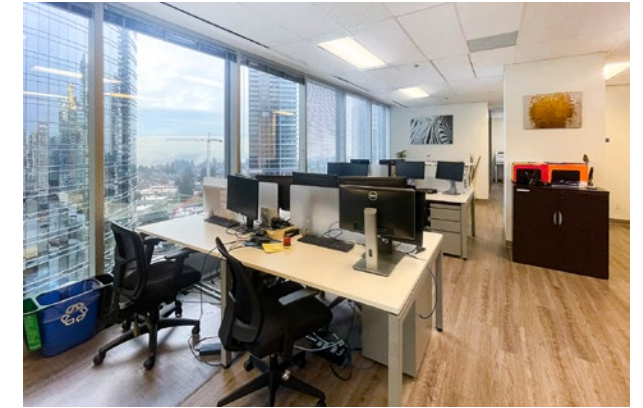
Exceptional opportunity to sublease move-in-ready corner office space at Metrotower I in Burnaby's AAA class office complex

**Rhys Cartwright**, Associate  
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## Building

Metrotower I is a state of the art AAA Class office tower in the Metrotower Office Complex, ideally located off Central Boulevard at the geographic centre of the Lower Mainland. This 28-storey, 264,000 sf office tower features panoramic 360 degree views with a reflective glass curtain wall and interconnected lobby system providing immediate access to Metrotower II and Metropolis at Metrotown. Situated in a large urban shopping centre complex, tenants enjoy immediate access to premium amenities including shopping, theatres, hotels, recreation centres, a public library and Burnaby's hallmark Central Park.



## Property details

### SIZE

2,355 sf

### AVAILABILITY

Immediately

### SUBLEASE EXPIRY

May 30, 2027

### PARKING

Three (3) parking stalls at the prevailing monthly rent

### LEASE RATE

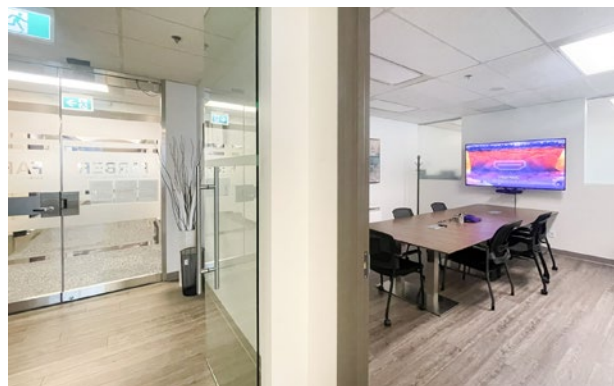
Contact listing agent

### ADDITIONAL RENT

\$21.48 psf (2024 estimate)

### FURNITURE






Available



## Location

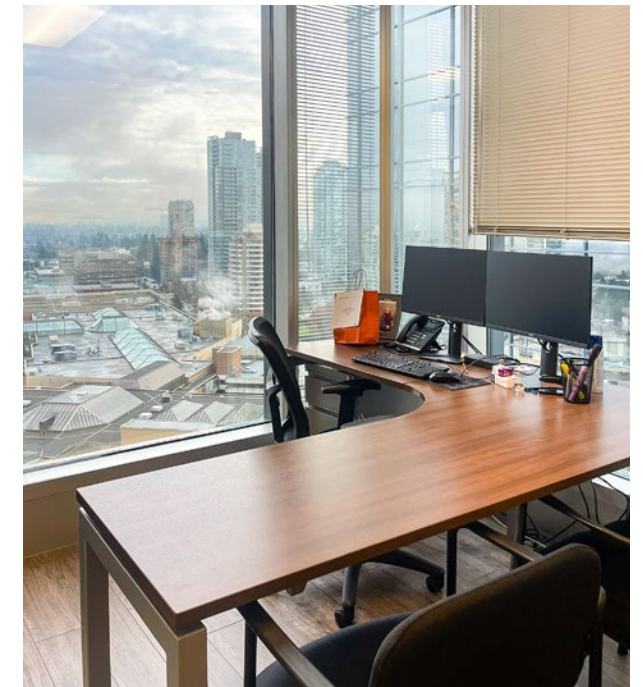
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## Property highlights

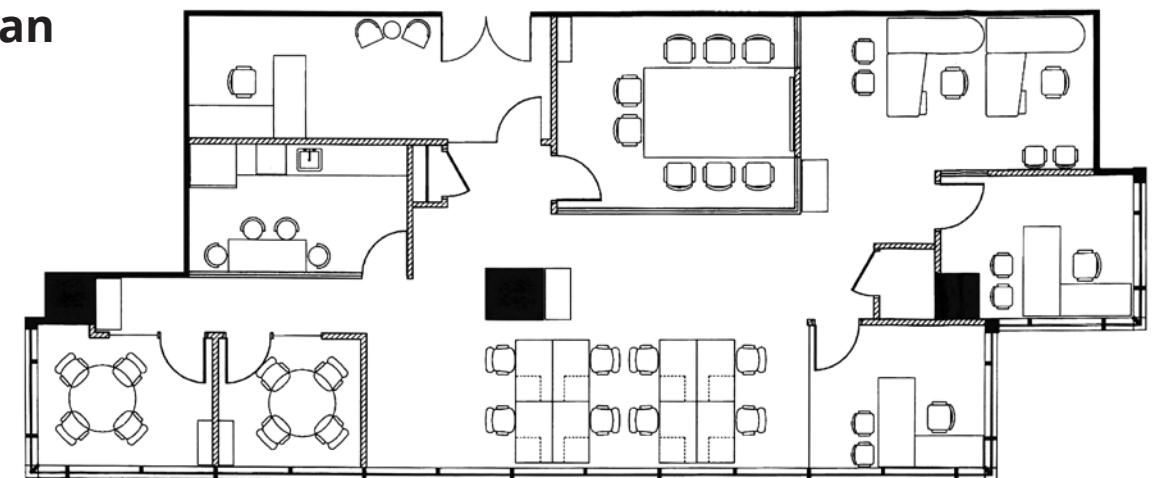
-  Direct covered access to Metrotown SkyTrain Station and easy access to major traffic corridors
-  Panoramic 360 degree views with a column free perimeter
-  Newly renovated fitness centre
-  End of trip shower facilities and bike storage
-  EV charging stations and secure underground parking
-  24-hour on-site security
-  Meeting room facilities

## Suite highlights

-  Four (4) private window office/meeting rooms
-  Boardroom
-  Enclosed kitchen
-  Reception
-  Copy/printer station
-  Storage
-  Open area suitable for workstations
-  Direct elevator exposure



## Floor plan





**DRIVE TIMES**

- YVR AIRPORT**  
28 minutes
- DOWNTOWN VANCOUVER**  
28 minutes
- SIMON FRASER UNIVERSITY**  
20 minutes
- UNIVERSITY OF BRITISH COLUMBIA**  
32 minutes

## Nearby amenities

- |                            |                                  |                            |
|----------------------------|----------------------------------|----------------------------|
| 1. Metropolis at Metrotown | 7. Bonsor Recreation Complex     | 13. Save-On-Foods          |
| 2. The Crystal Mall        | 8. Marlborough Elementary School | 14. BCLIQUOR South Burnaby |
| 3. Central Park            | 9. Walmart Supercentre           | 15. Tim Hortons            |
| 4. Burnaby Public Library  | 10. Starbucks                    | 16. Earls Kitchen + Bar    |
| 5. Maywood Park            | 11. London Drugs                 | 17. ICBC Driver Licensing  |
| 6. Old Orchard Park        | 12. Hudson's Bay                 |                            |

## Contact for more information

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