

**301 - 4885 KINGSWAY, BURNABY**

**TURN-KEY WITH 3 PRIVATE OFFICES WITH STRONG NATURAL LIGHT**

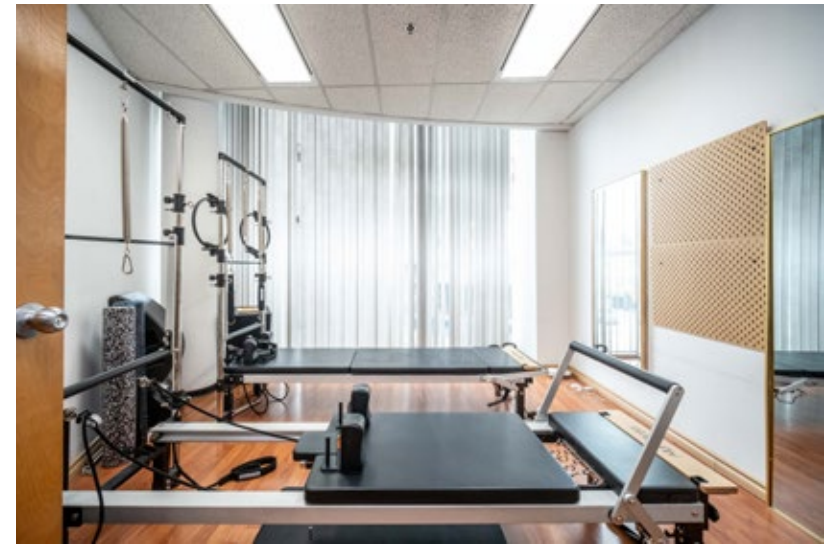
**FOR  
LEASE**



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## The Opportunity

Positioned within one of Burnaby’s most established commercial corridors, this professionally improved office unit offers a functional layout suited to a range of users including professional services, medical, and administrative tenants.

The premises benefit from strong natural light, efficient floorplate design, and elevator access within a well-maintained building. Existing improvements include three (3) private offices, and reception area—allowing for minimal upfront tenant investment and a quicker occupancy timeline.

Tenants will benefit from ample on-site parking, secure access, and a professional tenancy mix that supports a business-friendly environment.



Turn-key with 3 private offices



Across the street from Metropolis at Metrotown



Two (2) parking stalls included - 1 reserved, 1 random



Floor-to-ceiling glazing/windows

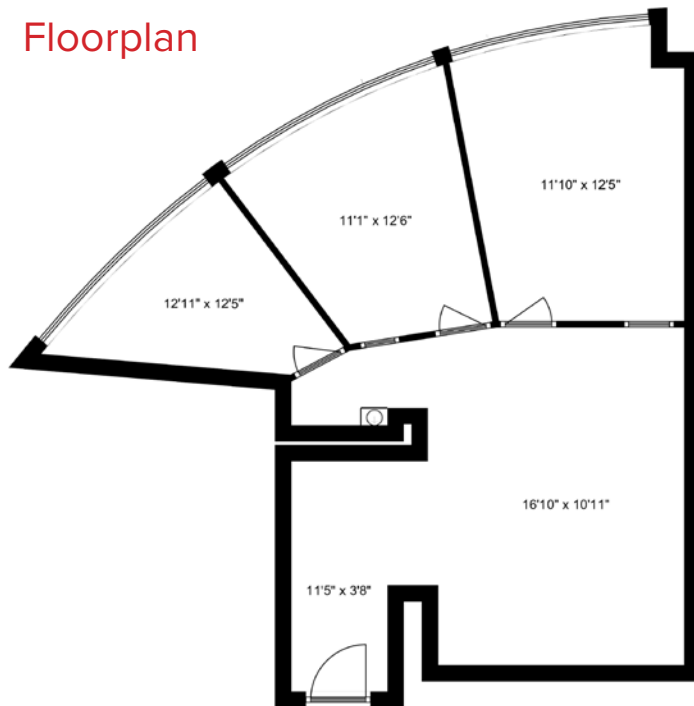
## Salient Details

Size	± 706 SQFT
Parking	Two (2) stalls included
Zoning	RM5
Basic Rent	\$32.00/FT
Additional Rent	\$30.23/FT
Gross Rent	\$3,661.20 + GST

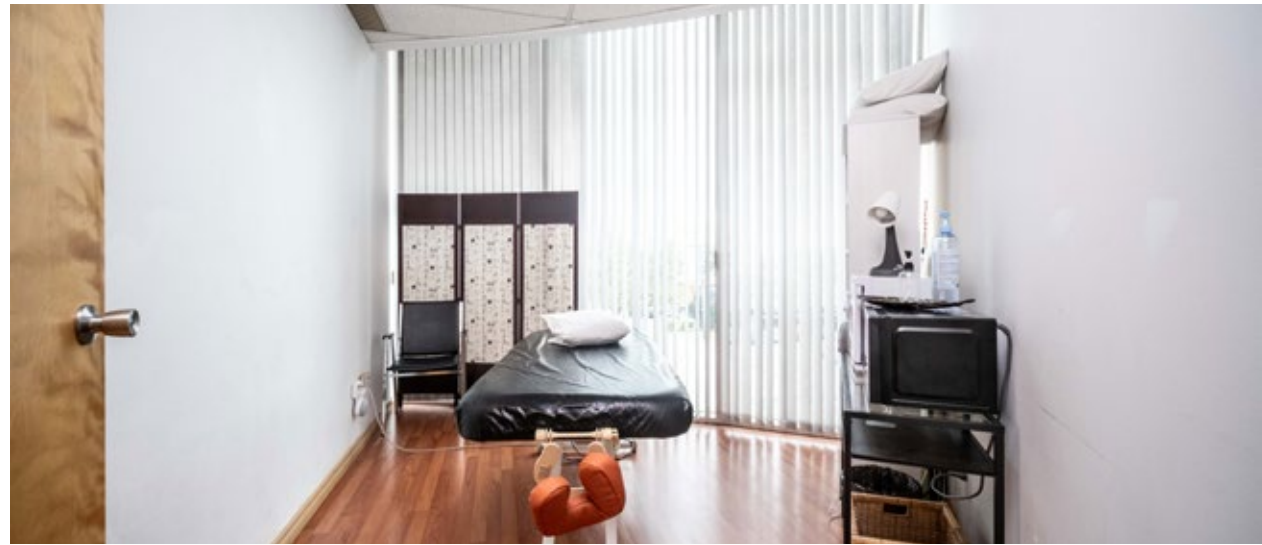
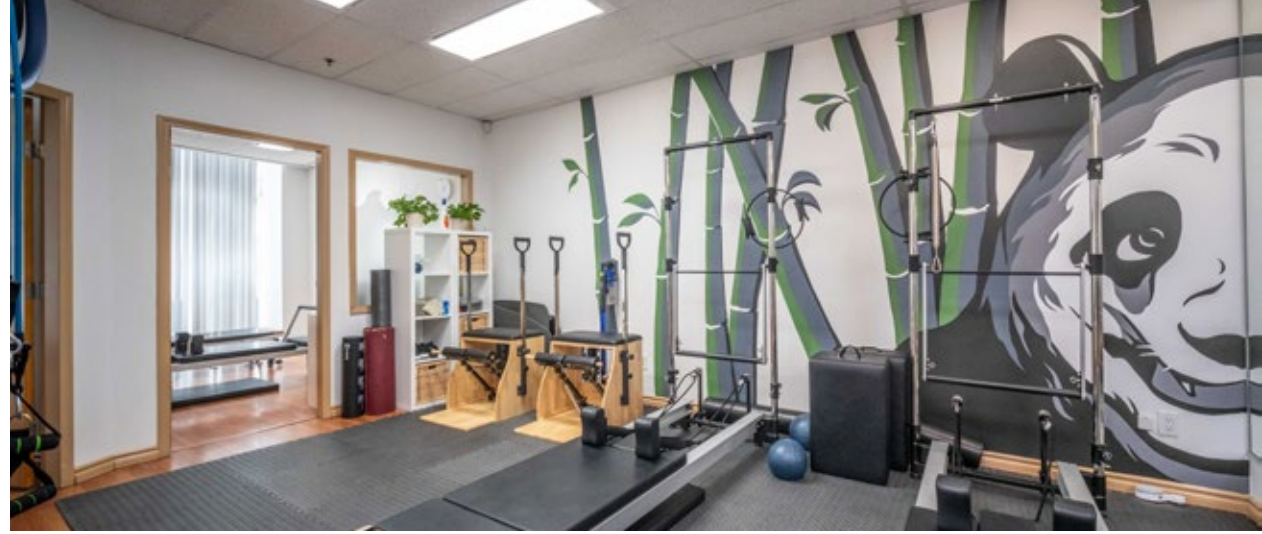


This opportunity works well for tenants who want Metrotown proximity without Metrotown pricing, while still maintaining strong transit access and client convenience.

## Floorplan



Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



LOBBY



MAIN ENTRANCE

### DRIVING TIMES

CRYSTAL MALL	3 MINS
METROPOLIS AT METROTOWN	4 MINS
METROTOWN STATION	5 MINS
YVR AIRPORT	29 MINS
DOWNTOWN VANCOUVER	35 MINS

### BUS ROUTES

19 - STANLEY PARK/METROTOWN STATION
110 ---- LOUGHEED/METROTOWN STATION
119 ---- EDMONDS/METROTOWN STATION
129 ---- PATTERSON/HOLDOM STATION
144 ----- SFU/METROTOWN STATION



### Location

Situated along Kingsway, one of Burnaby's primary arterial routes, the property offers exceptional visibility and direct connectivity between Burnaby and Vancouver.

The property is in close proximity to Metropolis at Metrotown, the largest shopping centre in British Columbia, providing immediate access to a wide range of amenities including restaurants, banking, retail, and services.

This location is ideal for businesses seeking a central, amenity-rich environment with strong client accessibility.

### Transit

The property offers excellent transit connectivity:

- + Walking distance to Metrotown SkyTrain Station, providing direct access to Downtown Vancouver, New Westminister, and Surrey via the Expo Line
- + Multiple bus routes run along Kingsway, offering convenient east-west connectivity
- + Quick vehicular access to major routes including Kingsway, Willingdon Avenue, and nearby Highway 1

This makes commuting straightforward for both employees and clients across Metro Vancouver.

**WALK SCORE 97**
**TRANSIT SCORE 83**
**BIKE SCORE 74**

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