

**7009-7011 KINGSWAY, BURNABY**  
2,966 SF, TWO-STOREY FREESTANDING BUILDING

**FOR  
LEASE**



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## For Lease

### 7009-7011 Kingsway, Burnaby

Located along the high-exposure Kingsway corridor in Burnaby, 7009-7011 Kingsway presents a rare opportunity to lease a versatile 2,966 SF freestanding commercial building with rear surface parking. The property features a functional two-storey layout, offering 1,483 SF on each level, ideal for a variety of retail, office, or service-based users.

**The main floor retail space** is well-suited for a variety of businesses, featuring a residential-grade kitchen, accessible and children's washrooms, in-suite washer and dryer, storage, and laminate flooring.

**The second-floor office space** includes four private offices, a boardroom, open work area, washroom, and an end-of-trip shower, providing a comfortable and efficient workspace for staff.

**Zoned C-4**, the property allows for a wide range of commercial uses, including childcare, doggy daycare, veterinarian clinics, personal services and fitness. There is potential to create an outdoor play area at the rear (subject to confirmation with the City of Burnaby).



## Salient Facts



### TOTAL SIZE

± 2,966 SQFT

### PARKING

3 Stalls

### ZONING

C-4

### BASIC RENT

Full building: \$30/SF/yr

1st floor retail: \$40/SF/yr

2nd floor office: \$20/SF/yr

### ADDITIONAL RENT

\$8.00/FT

### MONTHLY RENT + GST

Retail & Office: \$9,392.33

Retail: \$5,932.00

Office: \$3,460.33



## Zoned C-4 Usage



Childcare



Doggy Daycare



Veterinarian Clinics



Personal Services

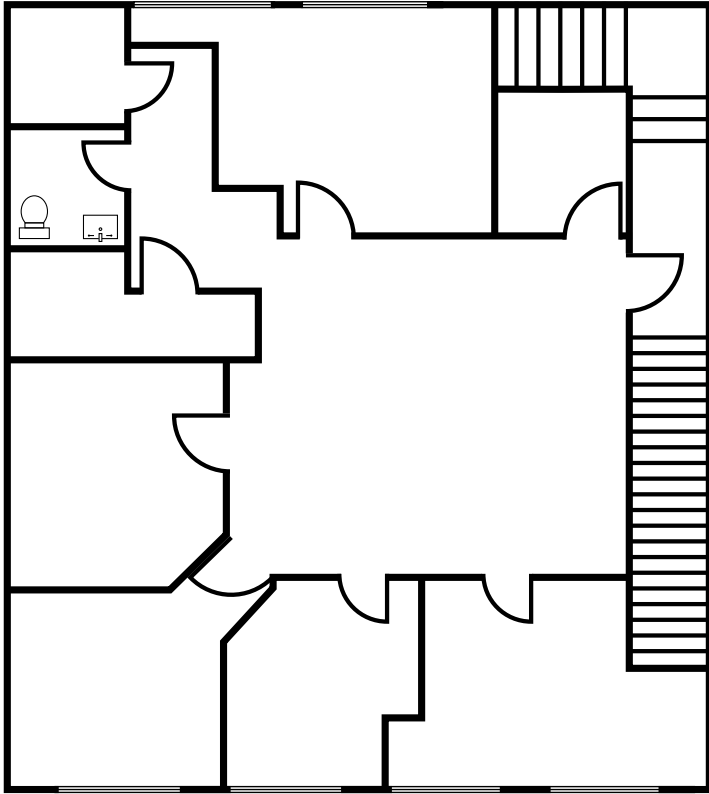


Fitness

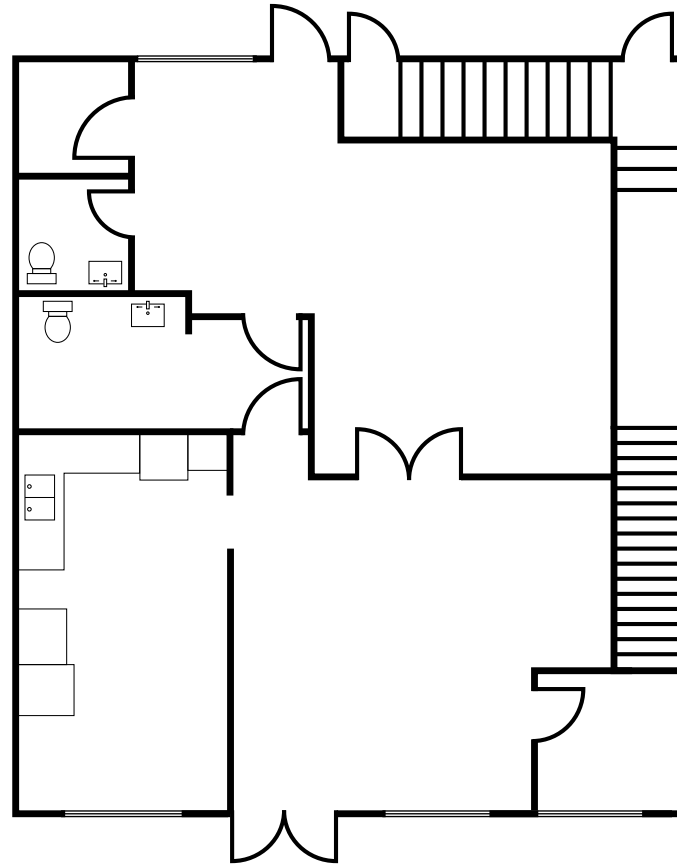
**Potential To Create An  
Outdoor Play Area At The Rear**  
(Subject to confirmation with the City of Burnaby)



## Floorplans



**First Floor Retail**  
1,483 SF



**Second Floor Office**  
1,483 SF



Significant presence on Kingsway corridor



Improved with private offices, residential-grade kitchen, accessible and children's washrooms, washer & dryer, and end-of-trip shower

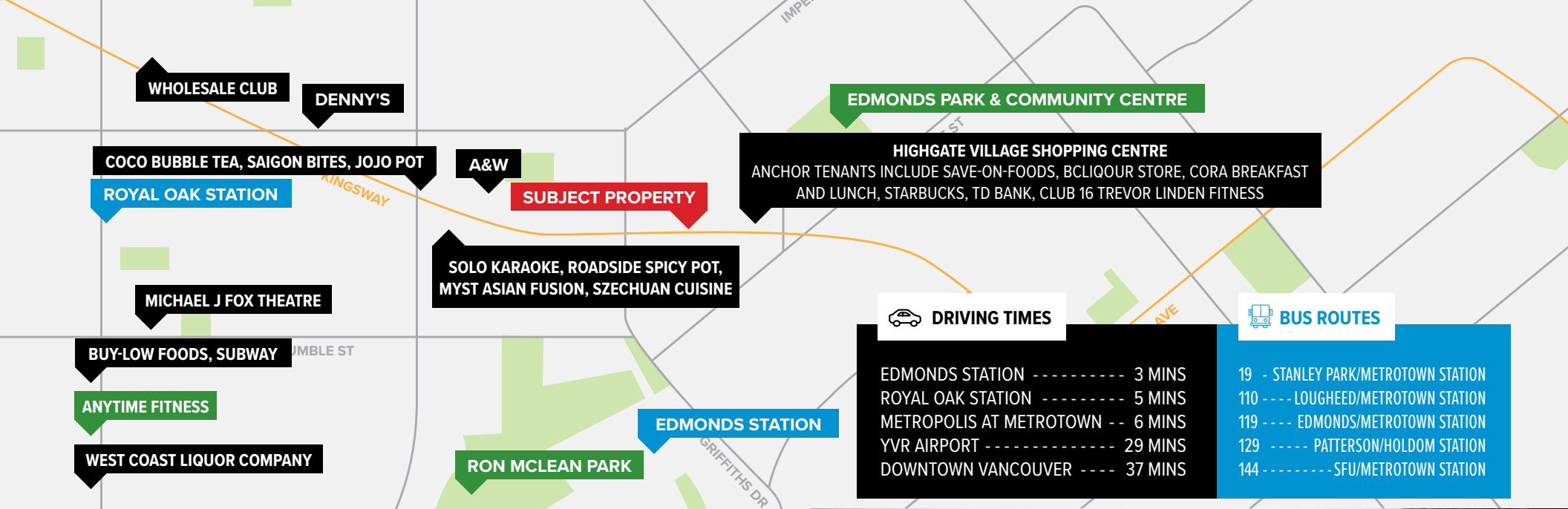


Ample rear parking with potential for outdoor play area



Less than 200m from Highgate Village Shopping Centre





## Location & Transit

Kingsway serves as a major arterial route linking Vancouver and New Westminister, making it a highly desirable location for retail and service-oriented businesses seeking consistent daily exposure. The surrounding area is characterized by a dense and growing residential population, supported by a mix of established neighbourhoods and ongoing redevelopment. Less than 200m from 7009-7011 Kingsway is Highgate Village Shopping Centre which notably includes Save-On-Foods, TD Canada Trust, Starbucks, BC Liquor Store, Shoppers Drug Mart, Club 16, Global Pet Foods, Cora Breakfast, and more.

The property is well-served by public transit, with frequent bus routes along Kingsway and convenient access to Edmonds SkyTrain station, ensuring accessibility for both customers and employees.



**WALK SCORE**  
**86**

**TRANSIT SCORE**  
**78**

**BIKE SCORE**  
**78**

**FOR MORE INFORMATION CONTACT**

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