
4603 KINGSWAY, METROTOWN BURNABY

TURNKEY OFFICE SPACES AT METRO POINTE

FOR
LEASE



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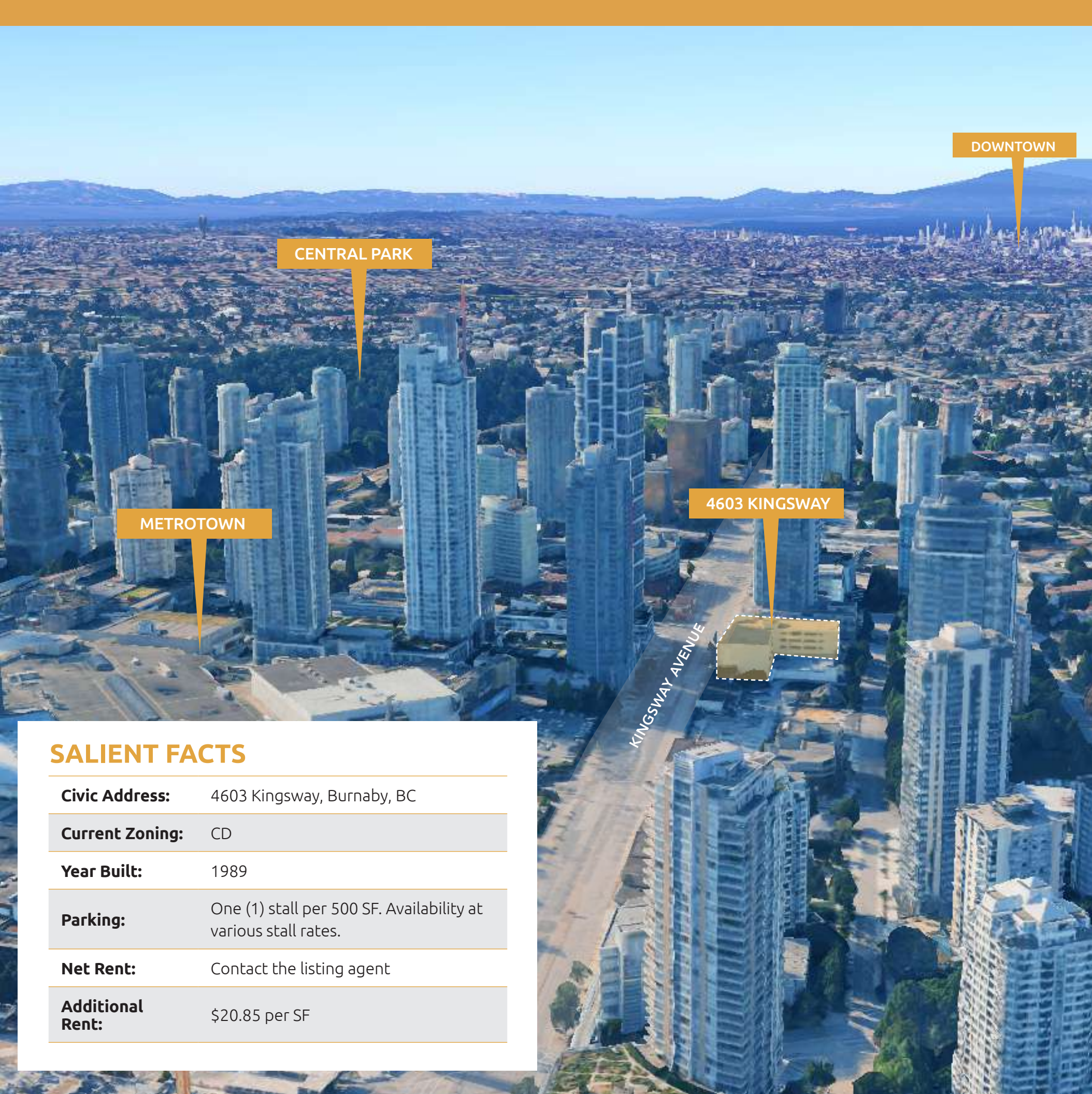
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Welcome to Metro-Pointe

Metro Pointe, located at the northeast corner of Kingsway and McKay Avenue in the heart of Burnaby's Metrotown district, offers an exceptional setting for retail and office tenants. Situated along the high-exposure Kingsway corridor, the building enjoys outstanding visibility and direct access to one of the Lower Mainland's busiest arterial routes. The approximately 89,759 square foot mixed-use building features ground-floor retail with office space spanning the 2nd through 4th floors, and is supported by two levels of covered surface and underground parking.

Metro Pointe sits immediately across from Station Square and Metropolis at Metrotown, placing tenants at the centre of Burnaby's most dynamic commercial hub. Within walking distance of Metrotown SkyTrain station and multiple bus routes, the building offers unmatched transit connectivity for employees and customers alike. With easy access to downtown Vancouver and New Westminister via Kingsway, Metro Pointe is ideally positioned to serve businesses seeking a premium, high-traffic location in one of Metro Vancouver's fastest-growing urban centres.

SALIENT FACTS

Civic Address:	4603 Kingsway, Burnaby, BC
Current Zoning:	CD
Year Built:	1989
Parking:	One (1) stall per 500 SF. Availability at various stall rates.
Net Rent:	Contact the listing agent
Additional Rent:	\$20.85 per SF

HIGHLIGHTS

- Prime Metrotown Location:** Situated at Kingsway and McKay Avenue, directly across from Metropolis at Metrotown and Station Square.
- Exceptional Transit Connectivity:** Walking distance to Metrotown SkyTrain Station and multiple bus routes serving Metro Vancouver.
- Professional Building:** Approximately 89,759 sq. ft. of ground-floor retail and three floors of professional office space.
- Ample Parking:** Two levels of covered surface and underground parking for tenants and clients.
- High Visibility & Exposure:** Prime positioning along high-traffic Kingsway corridor offering outstanding signage and daily audience reach.

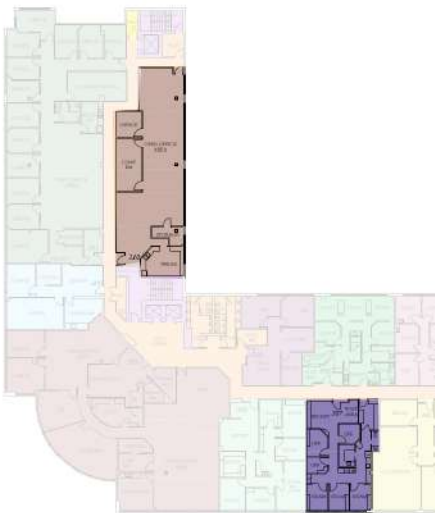
UNIT BREAKDOWN & PRICING

UNIT	LEASABLE (SF)	NET RENT	ADDITIONAL	PARKING	TYPE
206	949.7	Contact Listing Agents	\$20.85	One stall per 500SF	Office
307	1488.2	Contact Listing Agents	\$20.85	One stall per 500SF	Office
310	2480.1	Contact Listing Agents	\$20.85	One stall per 500SF	Office
401	2874.2	Contact Listing Agents	\$20.85	One stall per 500SF	Office
403	1682.4	Contact Listing Agents	\$20.85	One stall per 500SF	Office
405	1864.1	Contact Listing Agents	\$20.85	One stall per 500SF	Office

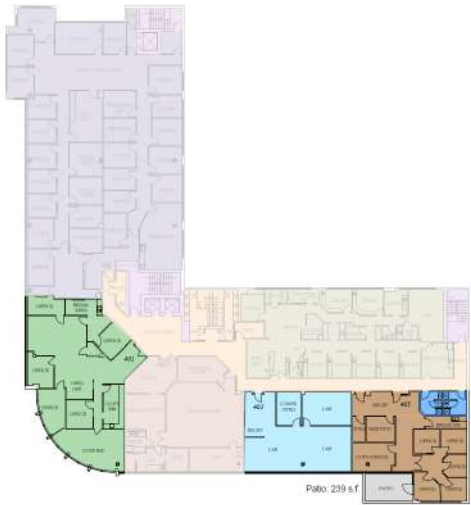
2nd FLOOR 1 UNIT



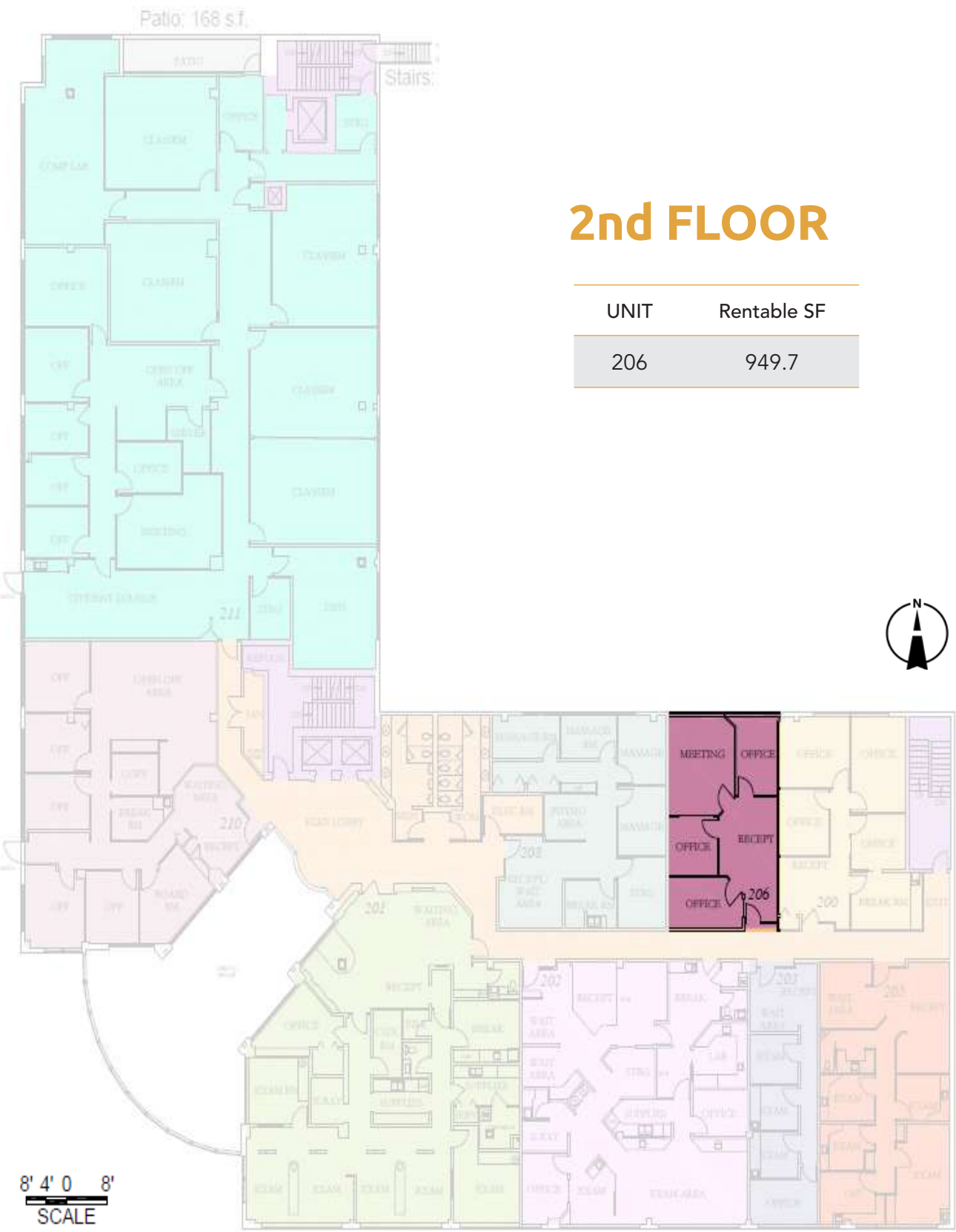
3rd FLOOR 2 UNITS



4th FLOOR 3 UNITS



SITE PLAN

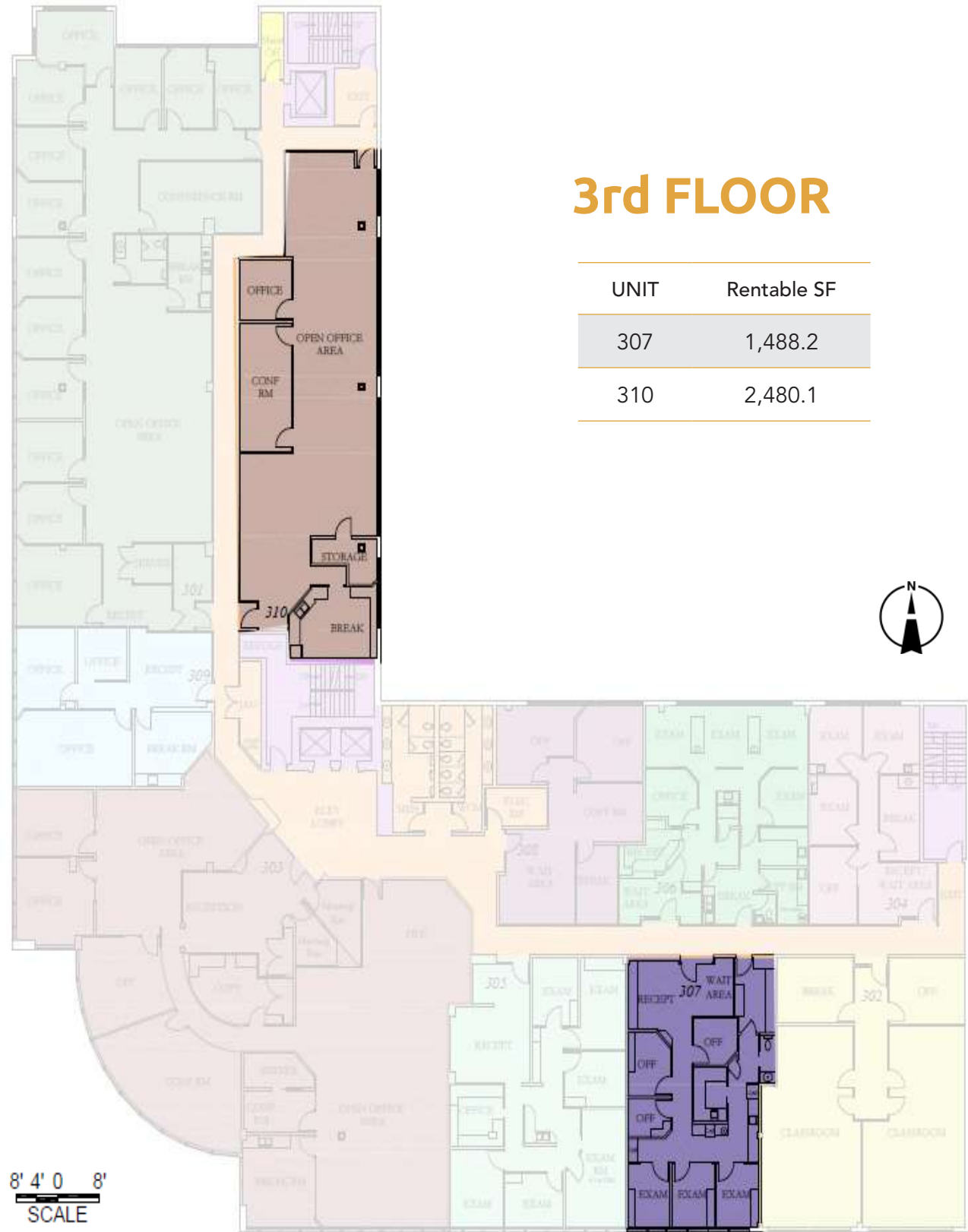


2nd FLOOR

UNIT	Rentable SF
206	949.7

This is a representation for leasing purposes only and should not be used for measurements of any kind. The drawings are not to scale.

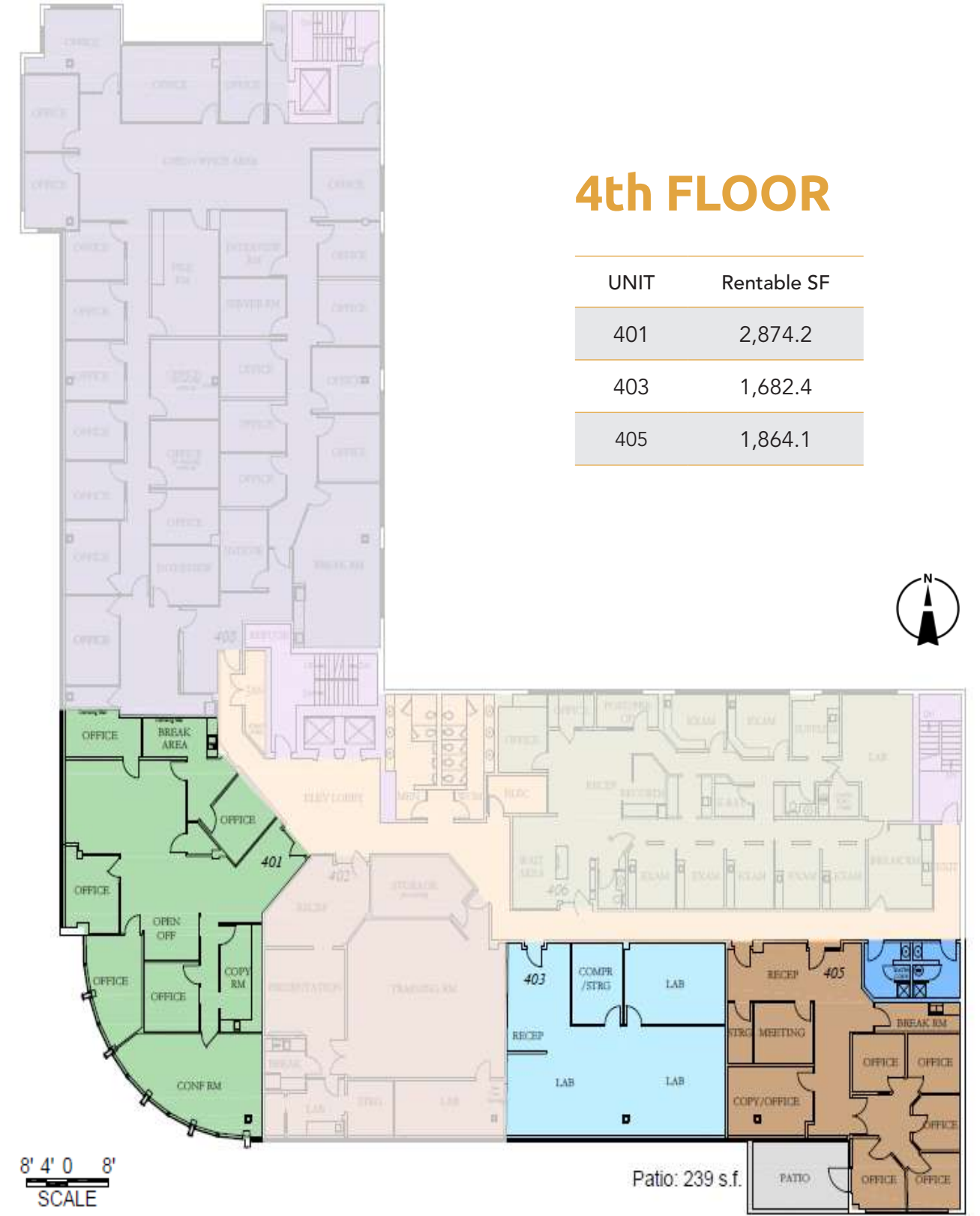
SITE PLAN



3rd FLOOR

UNIT	Rentable SF
307	1,488.2
310	2,480.1

SITE PLAN



4th FLOOR

UNIT	Rentable SF
401	2,874.2
403	1,682.4
405	1,864.1

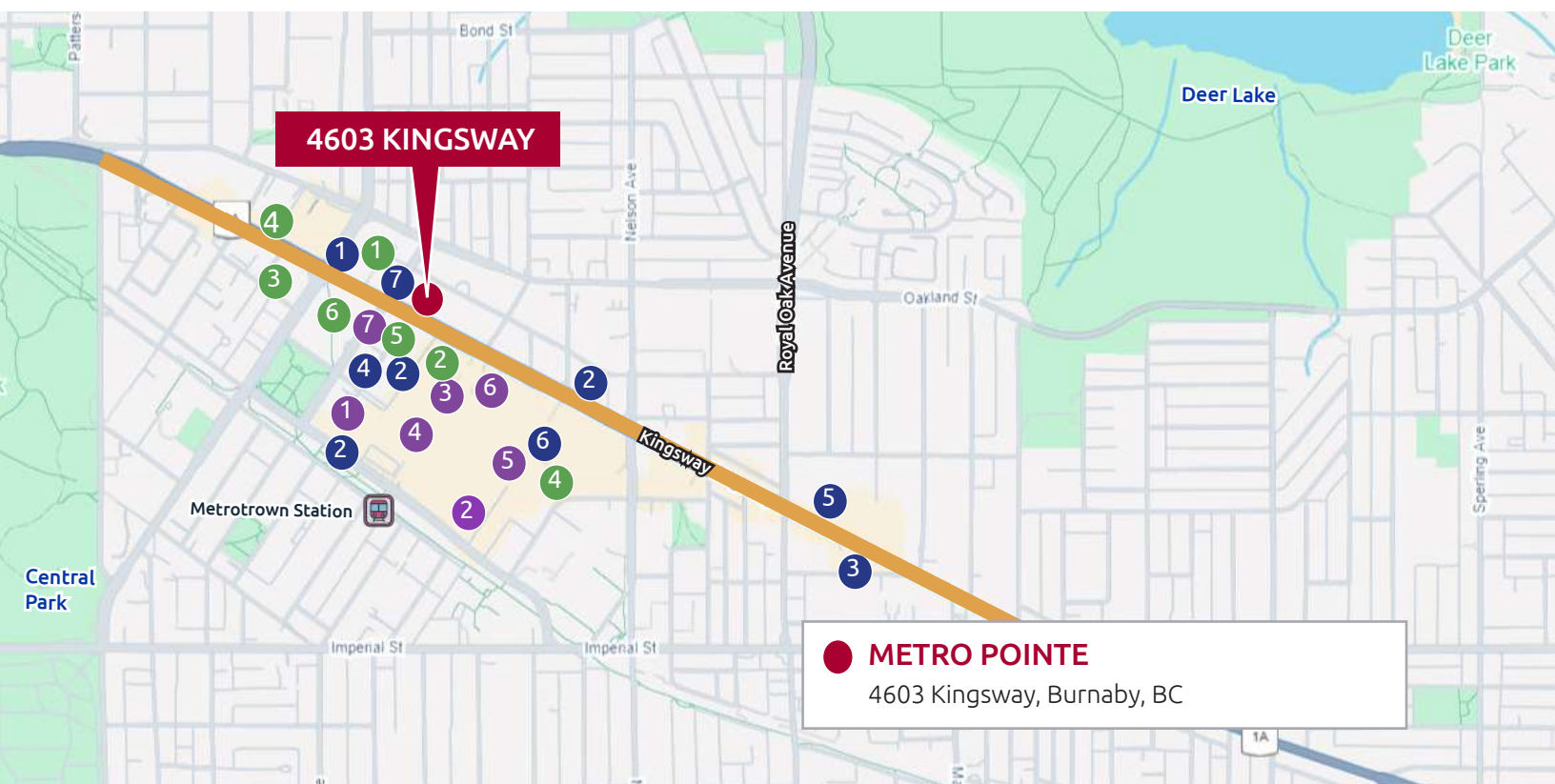
Patio: 239 s.f.

PHOTOS



INTERIOR & EXTERIOR SPACES

NEARBY AMENITIES



● RESTAURANTS & GROCERS

1. Trattoria
2. Starbucks
3. White Spot
4. Cactus Club
5. Wholesale Club
6. T&T Supermarket
7. Dinesty Dumpling House

● RETAIL

1. Best Buy
2. Walmart
3. Winners
4. Sportcheck
5. Apple Store
6. Superstore
7. Sleep Country

● SERVICES

1. Goodlife
2. Lexus Dealership
3. RBC Royal Bank
4. Scotiabank
5. TD Bank
6. Esso

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