

FOR LEASE

METROTOWER III

**4515
Central
Boulevard**

**20th Floor
16,725 SF**

CBRE



METROTOWER III

29-storey Class AAA LEED Platinum



FOR LEASE

20th Floor | 16,725 SF
4515 Central Boulevard

LOCATED IN THE HEART OF BURNABY'S METROTOWN DISTRICT

Situated on the upper levels of the tower, the 20th floor offers expansive, unobstructed views across Burnaby, Downtown Vancouver, and the surrounding mountains and waterways.

Extensive perimeter glazing provides consistent natural light throughout the day, resulting in a well-lit and efficient workspace.

The building's direct connectivity to Metrotown SkyTrain Station ensures exceptional transit accessibility for employees and visitors.

Tenants also benefit from immediate proximity to Metropolis at Metrotown, which offers a full range of retail, dining, and service amenities. The building itself provides a comprehensive suite of amenities, including a fitness center, showers, end-of-trip facilities, bookable conference rooms, and on-site security.

Building Features & Amenities



24 hour concierge security service



Meeting rooms



Underground parking



Fitness facilities available for tenants



Storage available



Showers and end-of-trip facilities



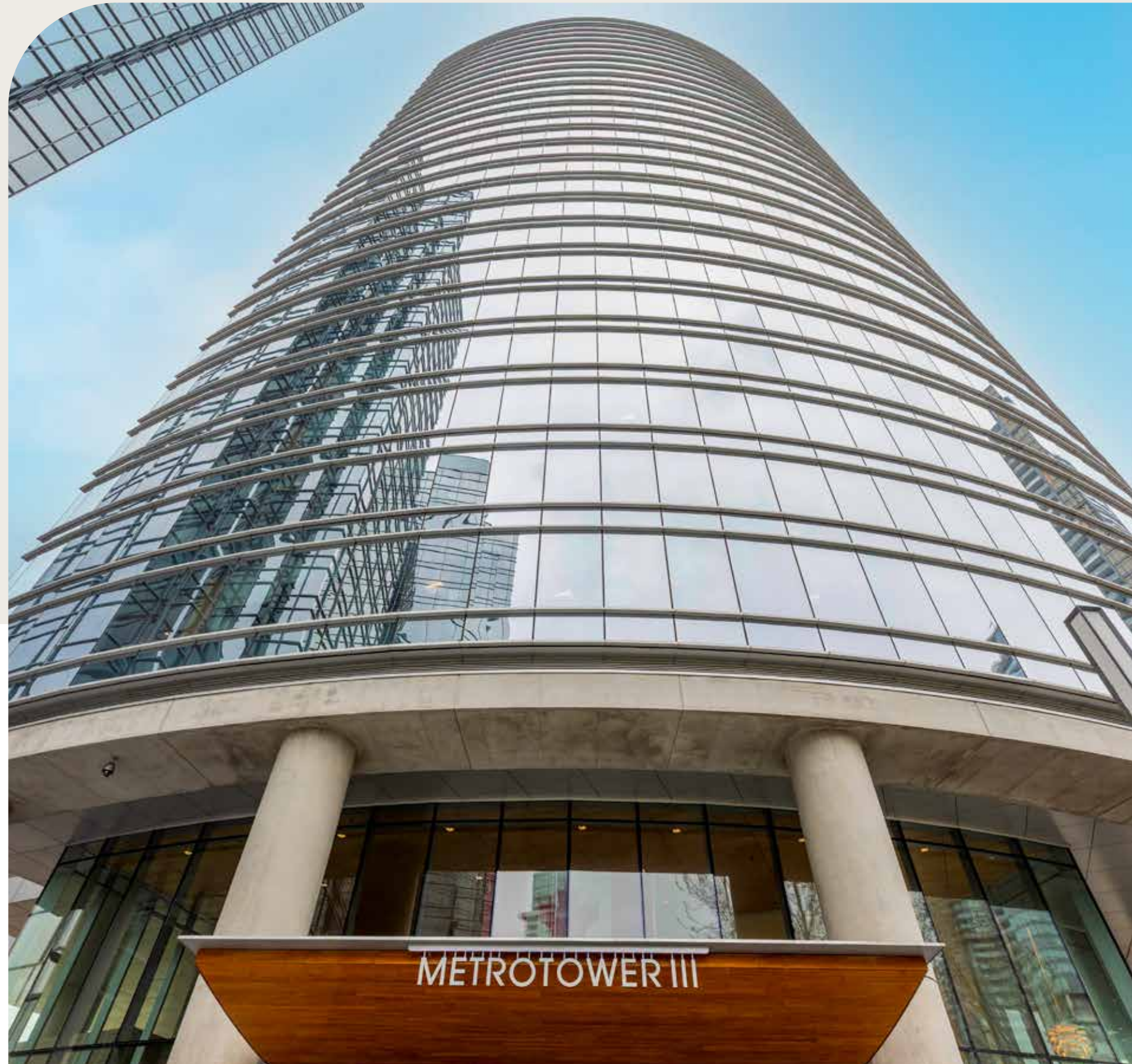
Transit via SkyTrain



Accessible and secure bike cage and lockers



Connection to Metrotown Mall



METROTOWER III

*16,725 SF 20th Floor Available immediately

*An additional 28,572 SF available on 18th and 19th Floors

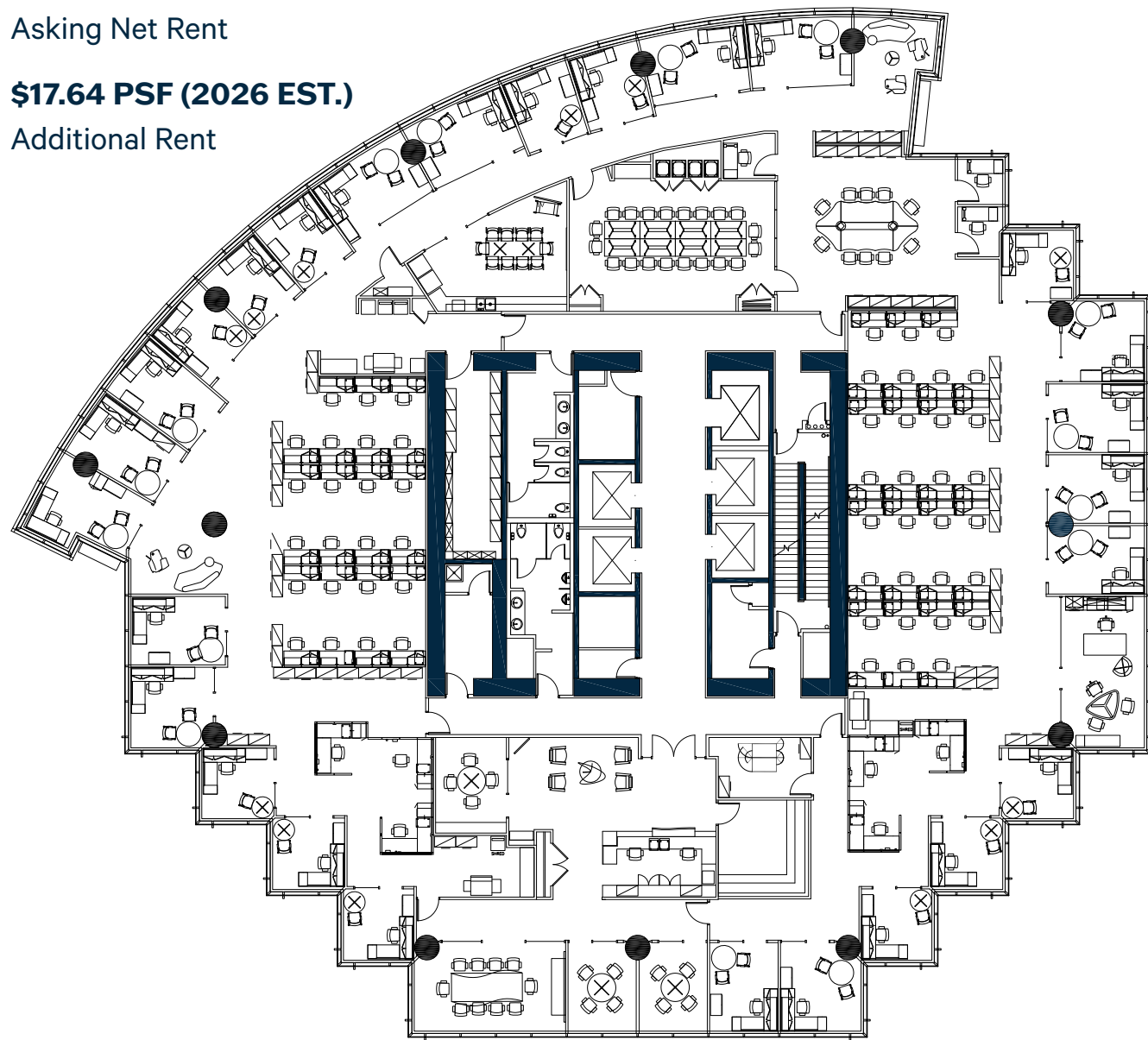


CONTACT AGENTS

Asking Net Rent

\$17.64 PSF (2026 EST.)

Additional Rent



Not to scale. Conceptualized furniture plan. Premises is delivered unfurnished.

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METROTOWER III

16,725 SF

20th Floor

360 degree Stunning Views

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20th Floor Features

- + 28 Exterior Offices
- + Executive 20 Person Boardroom
- + 1 Boardroom (10 Person)
- + 3 Phone Booth Rooms
- + 3 Meeting Rooms (4 Person)



- + Open Workspace (currently with 59 desks)
- + Large Kitchen and Lunch Area
- + Multiple Breakout and Collaboration Areas
- + Reception Area
- + Floor to Ceiling Window Line
- + Panoramic City and Mountain Views



METROTOWER III

4515 Central Boulevard

BURNABY, BC

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Metropolis at Metrotown, British Columbia's largest shopping centre with over 400 retailers, restaurants, and daily conveniences, is within a 3- to 5-minute walk from the building.

Ideally located in the heart of Metrotown, Burnaby's premier business and retail district, offering tenants immediate access to an exceptional concentration of amenities, dining, and services. Directly connected via pedestrian walkways and is approximately a 2-minute walk to Metrotown SkyTrain Station, providing fast and efficient transit access throughout Metro Vancouver.

Numerous cafés, fitness centres, hotels, and service amenities are located steps from the tower along Central Boulevard and Kingsway, supporting a highly convenient workday experience. This central, transit-oriented location makes Metrotower III an exceptional choice for employers focused on accessibility, employee satisfaction, and long-term growth.



Contact us.

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