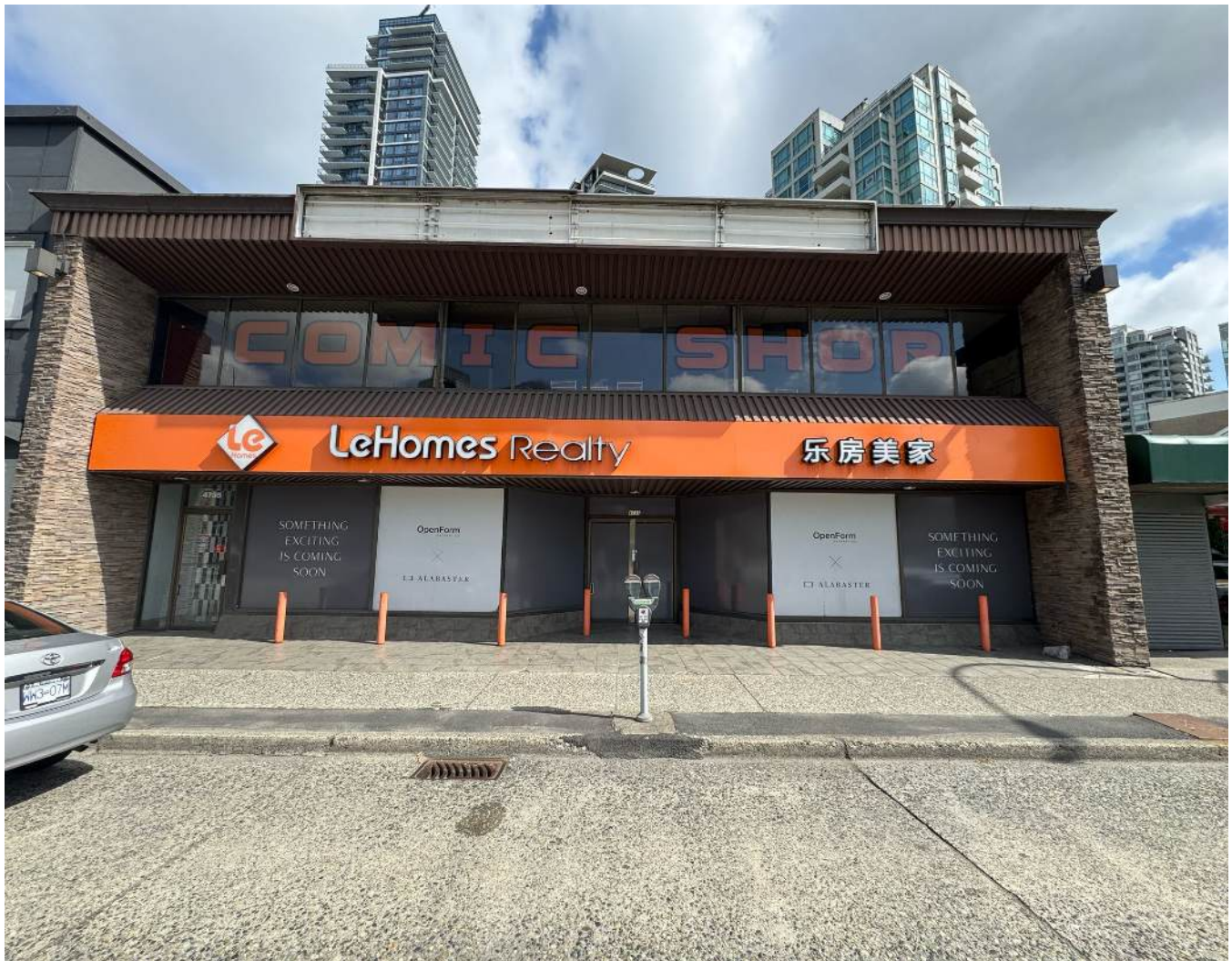


**FOR SUBLEASE**

# 4735 Kingsway, Burnaby

**PREMIUM RETAIL & OFFICE SPACE IN METROTOWN**



**Jason Lai**  
PERSONAL REAL ESTATE CORPORATION

778.996.1788

**Amber Wang**  
PERSONAL REAL ESTATE CORPORATION

604.723.1071

**rennie**

# property details

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## PROPERTY OVERVIEW

Located in the heart of Metrotown, Burnaby; 4735 Kingsway offers exceptional visibility and accessibility, positioning it as a prime location for businesses seeking a prominent presence in one of Metro Vancouver's most dynamic commercial districts.

This freestanding two-storey building is within walking distance to Metrotown SkyTrain Station, major transit routes, and Metropolis at Metrotown. The property offers outstanding streetfront exposure and convenience, making it well-suited for a variety of retail or office uses.

## ADDRESS

4735 Kingsway, Burnaby, V5H 2C3

## ZONING

C-3

## PARKING

22 dedicated parking stall lot

## GROSS LEASABLE AREA (GLA)

Level 1: 4,355 SF

Level 2: 4,541 SF

Total: 8,896 SF

## ADDITIONAL RENT (EST. 2025)

\$25.42/psf

## BASIC RENT SCHEDULE

Level 1: \$40/psf

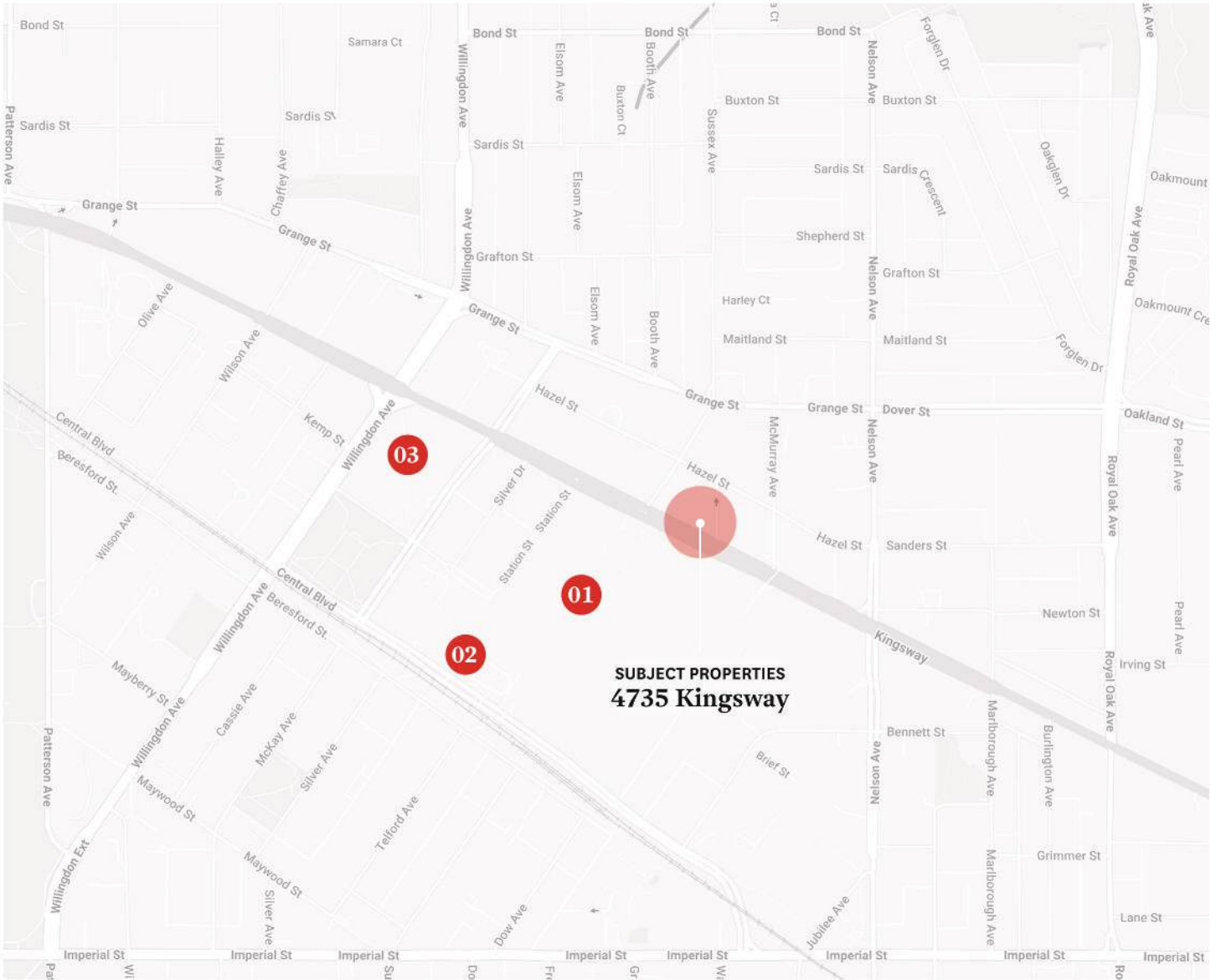
Level 2: \$25/psf

## AVAILABILITY




Immediately



# area map



## WALK SCORE

|  |  |   |
|--|--|---|
|  <b>97/100 Walker's Paradise</b><br>Daily errands do not require a car. |  <b>86/100 Excellent Transit</b><br>Transit is convenient for most trips. |  <b>74/100 Very Bikeable</b><br>Biking is convenient for most trips. |
|--|--|---|

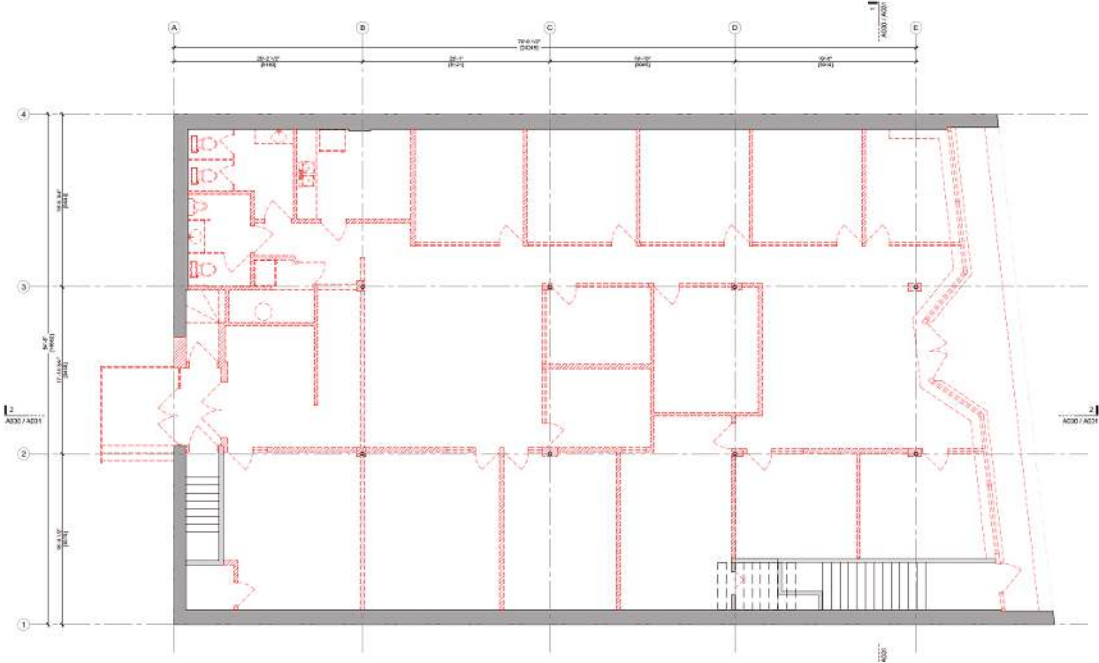
## NEARBY AMENITIES

1. Metropolis at Metrotown
2. Metrotown SkyTrain Station
3. The Crystal Mall

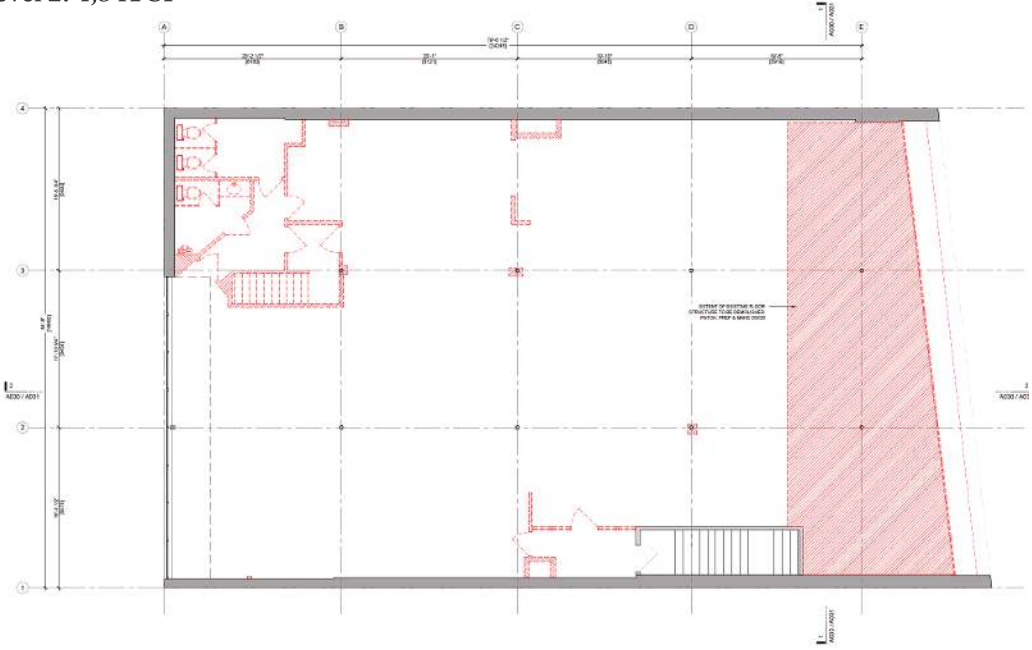


# floor plan

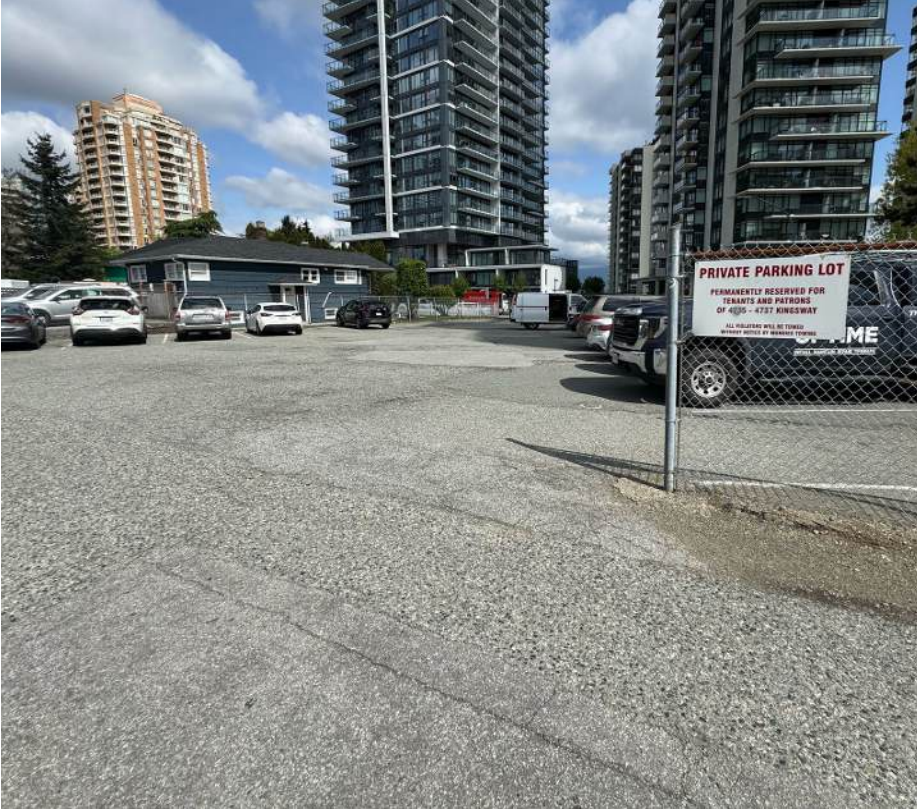
Level 1: 4,355 SF



Level 2: 4,541 SF



# site pictures



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