

FOR LEASE



CENTRAL PARK PLACE

4555 KINGSWAY, BURNABY, BC

Opportunity to lease premium office space in the heart of Metrotown with flexible size options up to 78,971 sf over seven full floors



Matt Walker, Principal
604 647 5074
matt.walker@avisonyoung.com

Glenn Gardner*, Principal
604 647 5092
glenn.gardner@avisonyoung.com
*Personal Real Estate Corporation

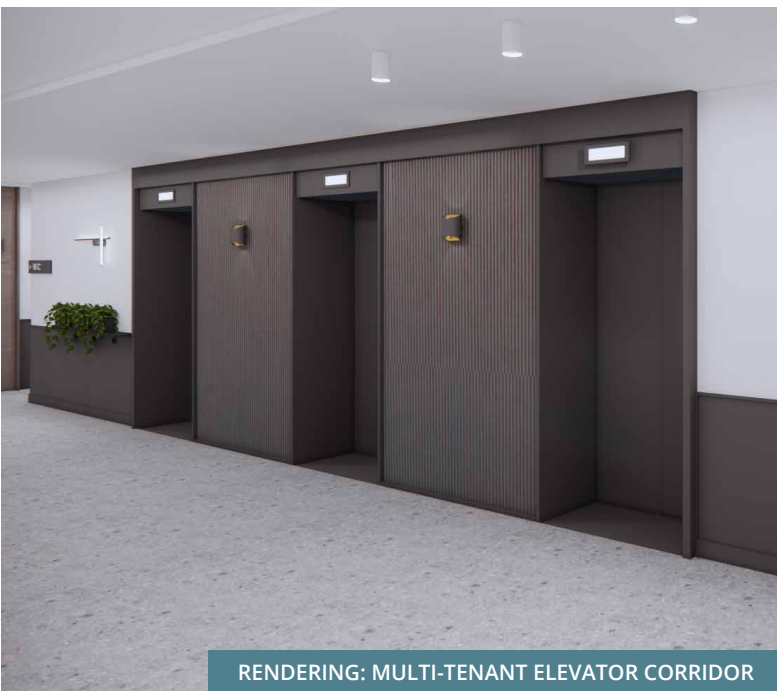
Stephanie Yeargin, Senior Associate
604 757 4985
stephanie.yeargin@avisonyoung.com

**AVISON
YOUNG**

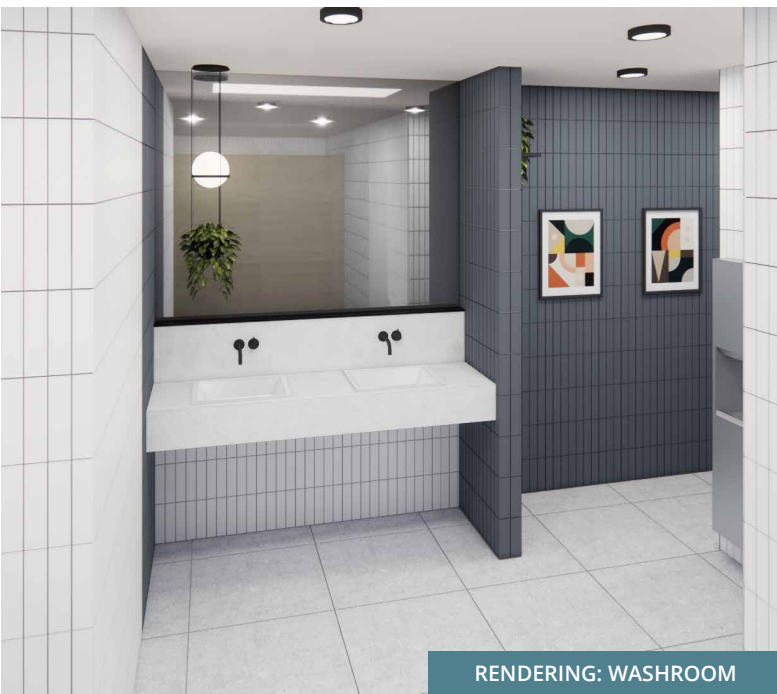
BOSA
Commercial



RENDERING: MULTI-TENANT ELEVATOR CORRIDOR



RENDERING: MULTI-TENANT ELEVATOR CORRIDOR



RENDERING: WASHROOM








CENTRAL PARK PLACE

LOCATION

Central Park Place is an 18-storey class A office tower centrally located in an amenity-rich area of Burnaby's Metrotown neighborhood. The building was constructed by Bosa Properties and features unobstructed views of the North Shore, nicely finished common areas and a modern fitness facility.

AMENITIES

-  3,500 sf fitness facility
-  Secure bike storage
-  End-of-trip shower facilities
-  Abundant secure underground parking (1 per 375 sf)
-  Panoramic mountain and city views

FUTURE UPGRADES

The landlord is in the process of modernizing common areas of the building, including washrooms, multi-tenant elevator corridors and the main lobby.

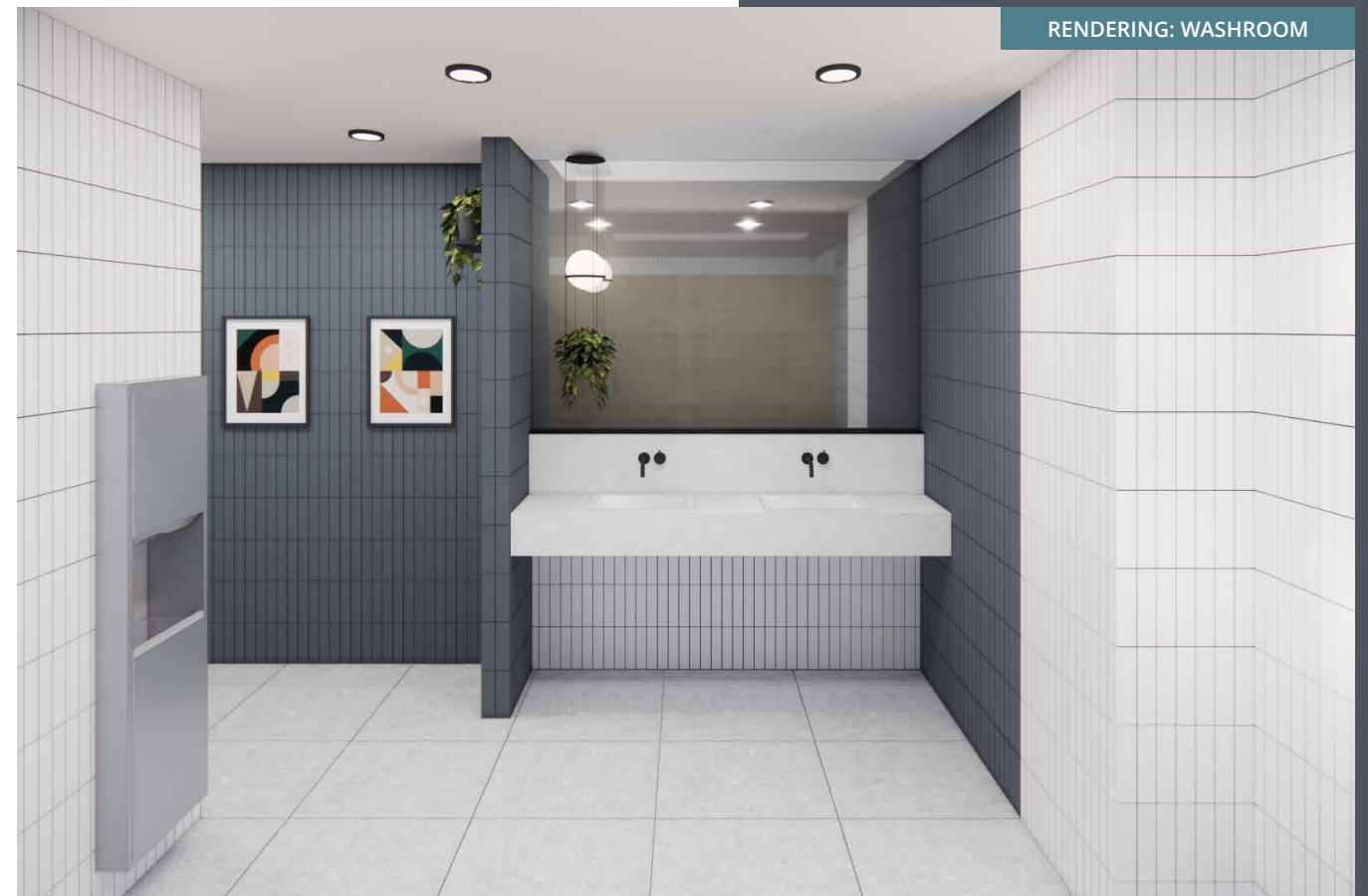
Images shown are sample renderings only and any finishes, materials or layouts are subject to change at the landlord's sole discretion.



[View Full Sample Boards](#)



RENDERING: MULTI-TENANT ELEVATOR CORRIDOR



RENDERING: WASHROOM

SALIENT DETAILS

OPERATING COSTS & TAXES
\$18.35 psf (2023 estimate)

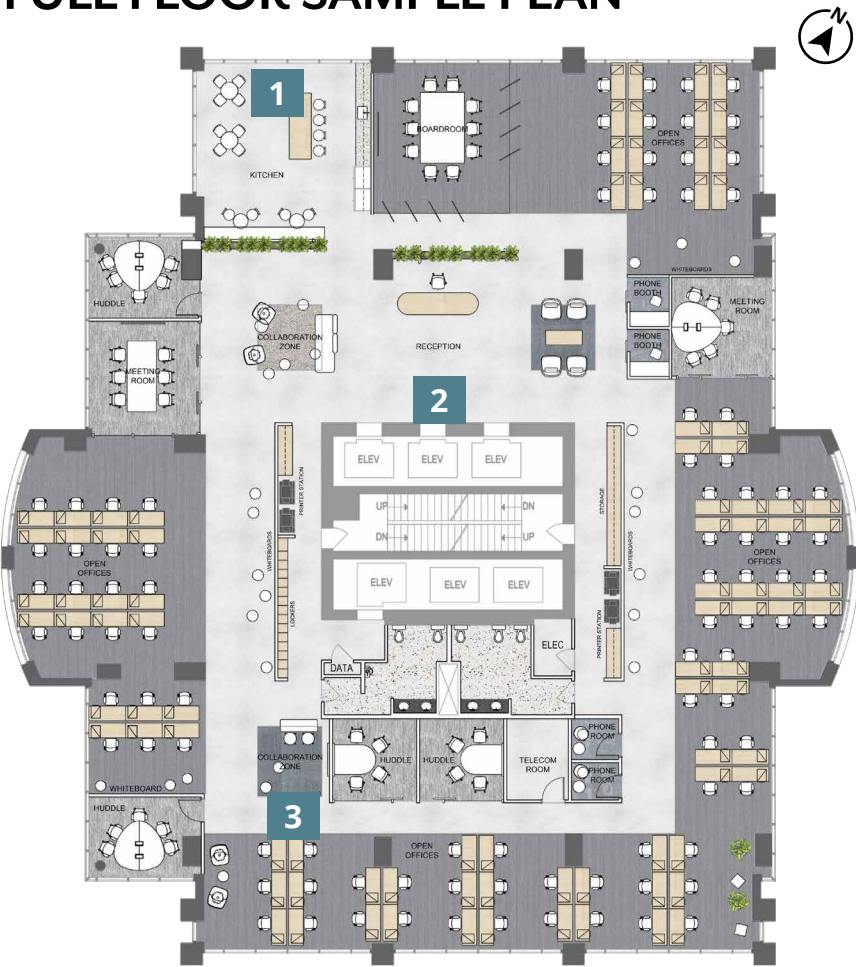
ASKING RENT
Contact listing brokers

PREMISES	SIZE	AVAILABLE
6th Floor	11,460 sf	April 1, 2023
7th Floor*	11,464 sf	Immediately
8th Floor	11,464 sf	Immediately
10th Floor	11,464 sf	Immediately
14th Floor	11,021 sf	February 1, 2024
15th Floor	11,027 sf	April 1, 2023
16th Floor	11,071 sf	April 1, 2023
TOTAL AREA:		78,971 sf

*Flexible demising options available

 [View Floor Plans](#)

FULL FLOOR SAMPLE PLAN



PANORAMIC VIEWS



RENDERING: STAFF KITCHEN

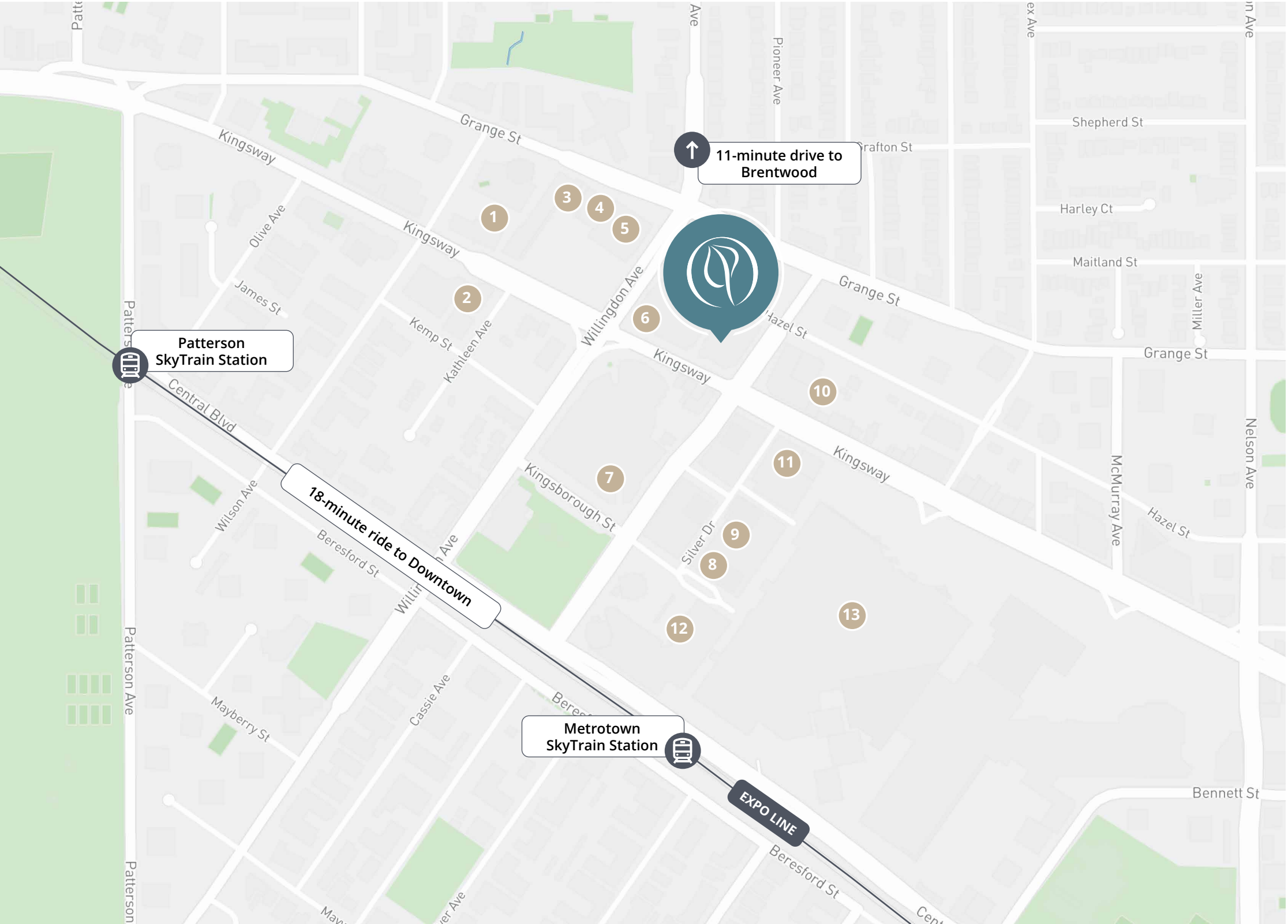


RENDERING: COLLABORATION & OPEN WORK AREAS



RENDERING: RECEPTION AREA

 [View all Single- and Multi-Tenant Sample Plans](#)



LOCATION

The building is prominently located in the heart of Metrotown, one block east of Willingdon Avenue at the corner of Kingsway and Mackay Avenue.



AREA AMENITIES: Directly across the street from Metropolis at Metrotown and Station Square, and adjacent to the Sovereign Development which features Element Hotel and Italian Kitchen.



ACCESS: 600 metres from the Metrotown SkyTrain station. Drivers have convenient access to Highway 1 via Willingdon Avenue.



DRIVE TIMES: Centrally located with an 18-minute drive time to Downtown Vancouver and 20 minutes to Surrey Centre.



PUBLIC TRANSIT TIME

New Westminster	11 MINUTES
Downtown Vancouver	15 MINUTES
Surrey	20 MINUTES
Coquitlam	30 MINUTES
North Vancouver	35 MINUTES
Richmond	40 MINUTES
Vancouver International Airport	45 MINUTES

AREA AMENITIES

1.

Hon Sushi
2.

RBC Royal Bank
3.

BC Liquor Store
4.

Shoppers Drug Mart
5.

Save-On-Foods
6.

Trattoria Burnaby
7.

Crystal Mall Food Court
8.

Cactus Club Cafe
9.

Earls Kitchen + Bar
10.

Sushi Garden
11.

TD Canada Trust
12.

Station Square
13.

Metropolis at Metrotown



92

WALKER'S PARADISE

Daily errands do not require a car

87

EXCELLENT TRANSIT

Transit is convenient for most trips

78

VERY BIKABLE

Biking is convenient for most trips

**AVISON
YOUNG**

**BOSA
Commercial**

Matt Walker, Principal
604 647 5074
matt.walker@avisonyoung.com

Glenn Gardner*, Principal
604 647 5092
glenn.gardner@avisonyoung.com
**Personal Real Estate Corporation*

Stephanie Yeargin, Senior Associate
604 757 4985
stephanie.yeargin@avisonyoung.com

avisonyoung.com

© 2021 Avison Young. All rights reserved. E. & O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate Services, LP ("Avison Young")



Platinum member