

FOR LEASE

Premier View Office Space

4789 Kingsway
Burnaby, B.C.



METROTOWN SKYTRAIN

KINGSWAY

METROTOWER COMPLEX

METROPOLIS

4789 KINGSWAY

For further information please contact:

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Intelligent
Real Estate Solutions

PREMIER OFFICE SPACE

4789 Kingsway
Burnaby, B.C.

OPPORTUNITY:

4789 Kingsway is a brand new, premier "A" Class, 6 storey, 71,236 square foot office tower that is part of a landmark mixed use development.

Located in the heart of Metrotown, immediately across from Ivanhoe's Metropolis and Metrotown Centre Malls, this opportunity is available immediately for tenant fixturing. This exciting new mixed - use, 550,000 sf development will be comprised of a 32 storey, 290 unit condominium tower by Intracorp Development, along with a 2 storey retail complex anchored by a 35,000 sf Best Buy store and will be directly connected to Metropolis by way of an overhead covered pedestrian walkway.

BUILDING FEATURES:

Rental Rates:	Negotiable	Electrical:	1,600 Amps - 600 Volts - 3 Phase wiring
Operating Costs & Taxes:	\$12.00 psf	Lighting:	Fluorescent lighting
Ceiling Height:	9.0 feet	Storage:	Available units @ \$12.00 gross psf
Floor Loading:	50 lbs. psf live load	Security:	Central monitored system, perimeter cameras and lights
Elevators:	Two (2) 2,500 lb traction exterior glass elevators	Telecom Service:	Fibre service to building
Building Operating Hours:	6:00a.m. - 6:00p.m. (Mon-Fri) with after hours entry system	Floor Plate Size:	Typical floors 12,200 sf
Sprinkler System:	Wet System throughout	Window Systems:	Operable opening windows
HVAC System:	8 packaged engineered air roof top units 1 packaged Lenox rooftop unit 2 natural gas broilers 4 cooling split units Direct Digital Control Computer System		

AVAILABILITY	FLOOR	AREA (sf)	IMPROVEMENTS
Immediately	2 nd	2,171	Available immediately, shell condition. North East corner, view premises.
Immediately	6 th	7,332	Available immediately, shell condition. North side of floor, spectacular view premises.

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