

FOR  
SUBLEASE

METROTOWER 1  
METROTOWER OFFICE COMPLEX  
4710 KINGSWAY, BURNABY, BC

## HIGHLIGHTS

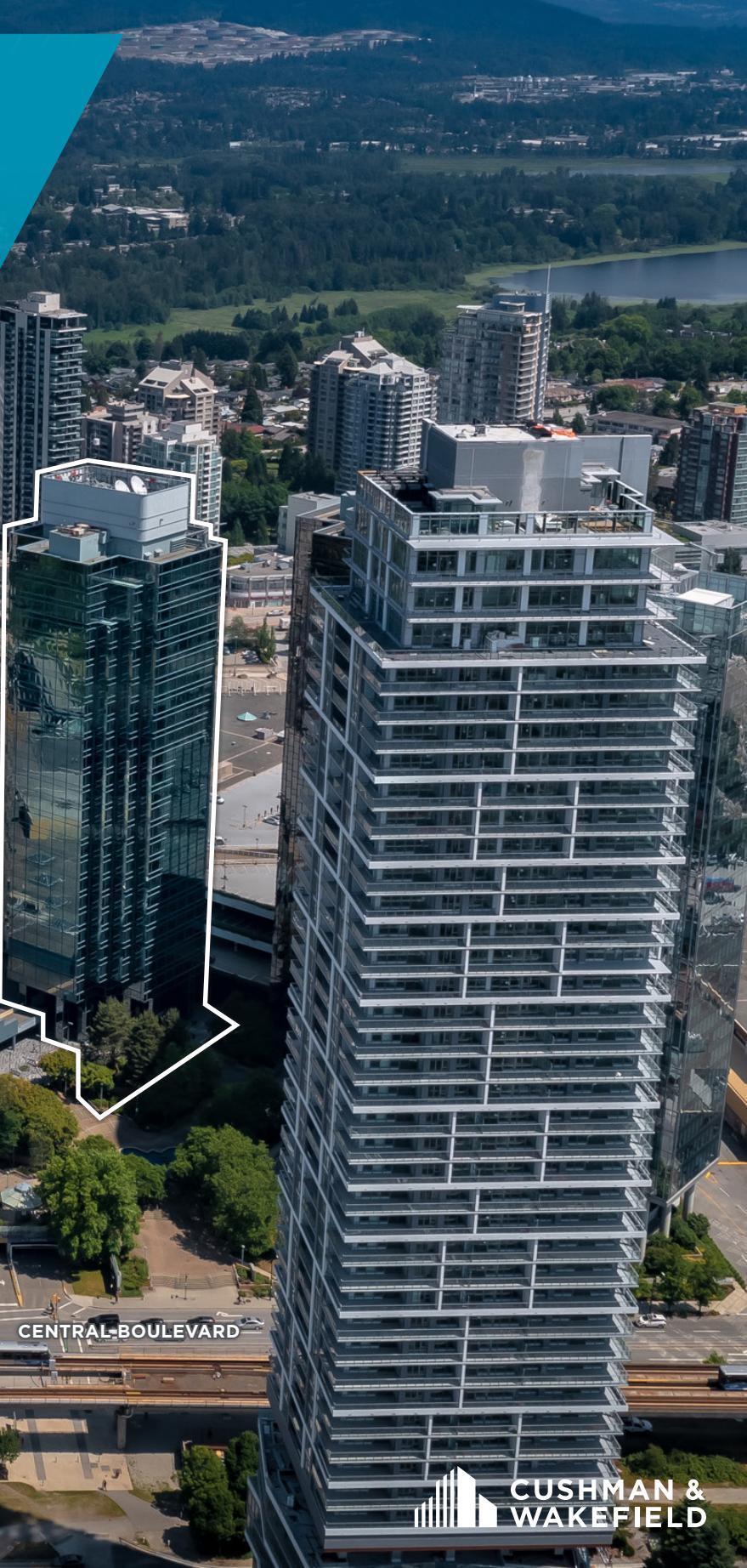
UP TO 21,094 SF - TWO FULL FLOORS AVAILABLE

DIRECT ACCESS TO METROTOWN SKYTRAIN STATION

CONNECTED TO BC'S LARGEST SHOPPING  
CENTRE WITH OVER 400 SHOPS, SERVICES &  
RESTAURANTS ON-SITE

EXCEPTIONAL 360 DEGREE VIEWS FROM  
UPPER FLOORS

GOOD QUALITY EXISTING IMPROVEMENTS

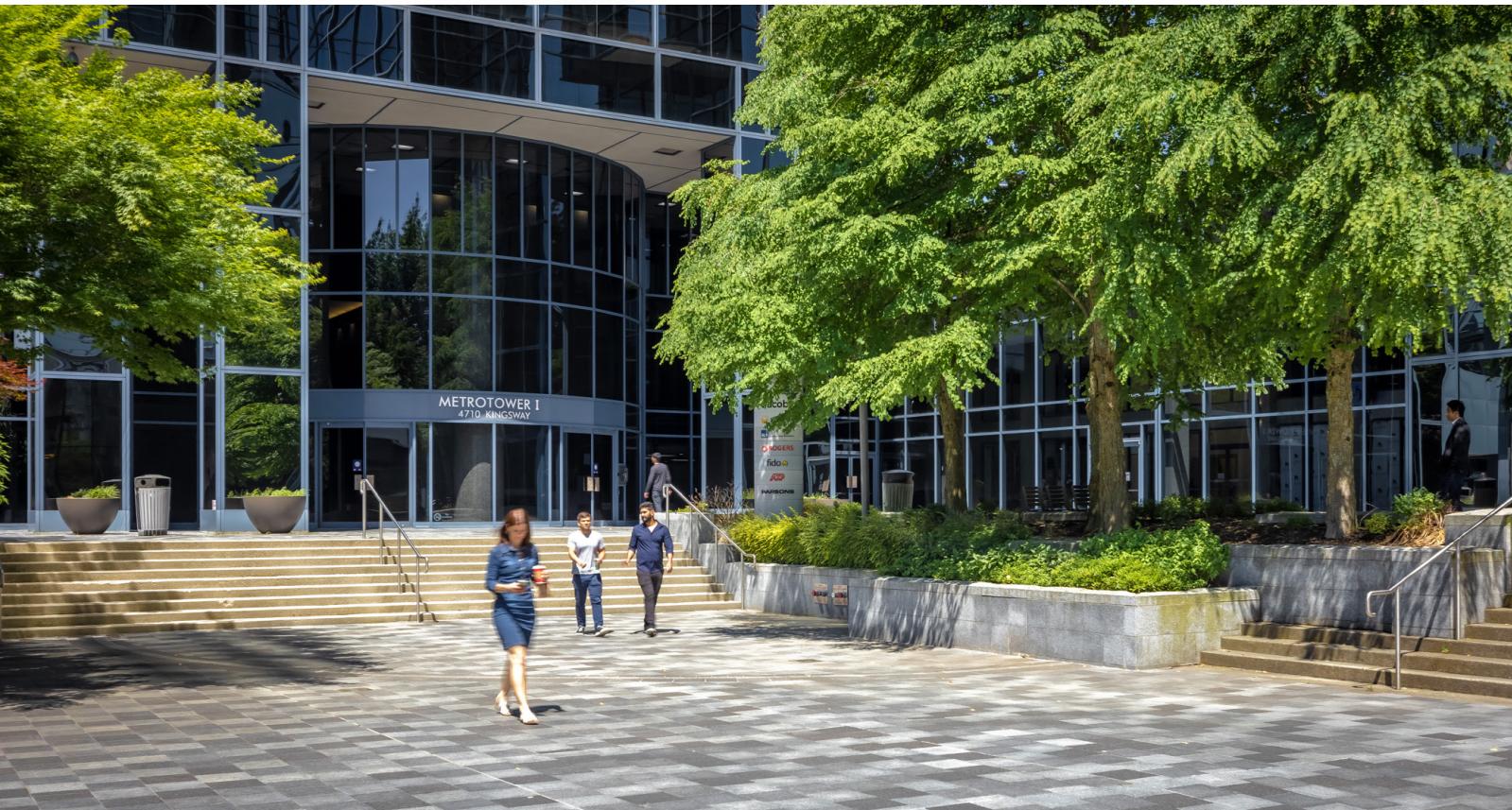


CUSHMAN &  
WAKEFIELD

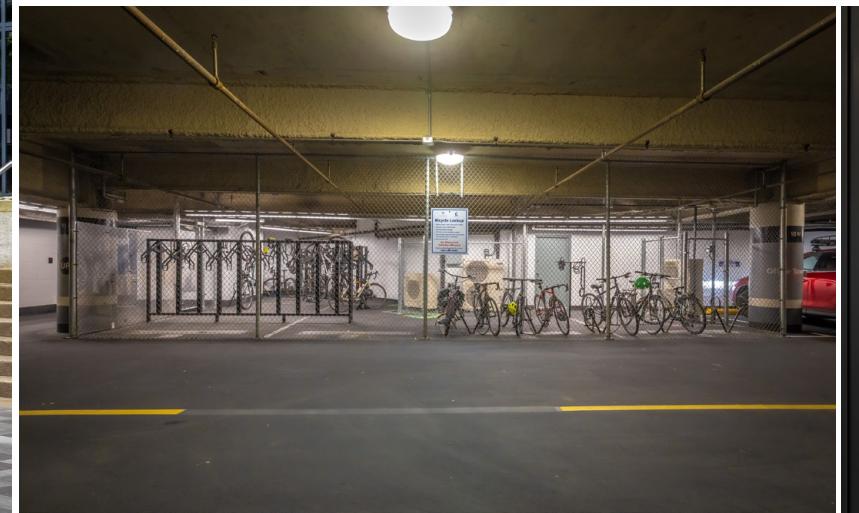
# OPPORTUNITY

We are pleased to present this opportunity to sublease office premises at Metrotower 1 at Metrotower Office Complex in Burnaby.

The subject property is directly connected to British Columbia's largest shopping centre, Metropolis at Metrotown, offering hundreds of shops, a multitude of restaurants, theatres, services, and daycare facilities all within walking distance. It is an iconic landmark situated in the heart of Metro Vancouver's bustling business district, known for its modern architecture, impressive scale, and prime location. The tower is strategically positioned to maximize natural light, offering stunning views of the city, mountains, and the nearby Central Park.



BIKE STORAGE



END-OF-TRIP FACILITIES



FITNESS CENTRE

## AMENITIES



FITNESS CENTRE



ON-SITE MANAGEMENT



MEETING ROOM FACILITIES



24 HOUR SECURITY



BIKE STORAGE & END-OF-TRIP FACILITIES



ON-SITE CAR WASH



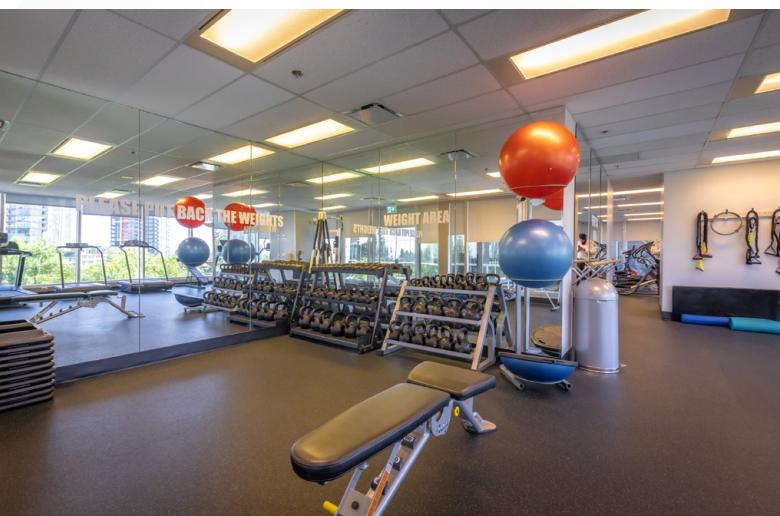
GREEN SPACE OUTDOOR PLAZA



DIRECT ACCESS TO METROPOLIS AT METROTOWN

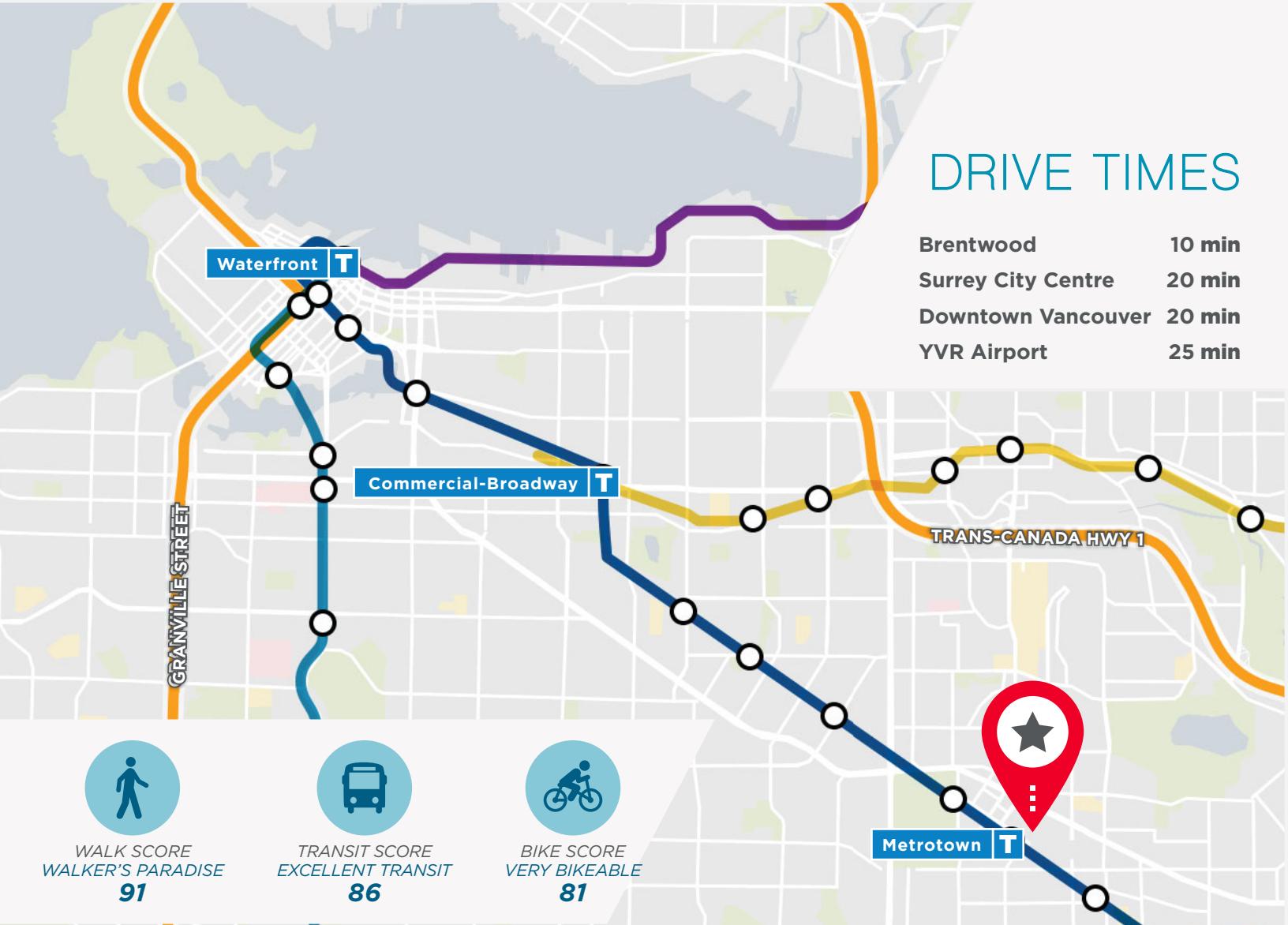


LOCATED DIRECTLY ON MAJOR ARTERIAL ROUTES & SKYTRAIN



# DRIVE TIMES

Brentwood	10 min
Surrey City Centre	20 min
Downtown Vancouver	20 min
YVR Airport	25 min



## LOCATION

Metrotower 1 is located in the Metrotown area, one of the most vibrant and dynamic neighbourhoods in Burnaby, offering direct access to all parts of the Lower Mainland by all modes of transportation. The location has direct access to the Expo Line via the Metrotown SkyTrain Station which is a quick trip to Downtown Vancouver or Surrey in 20 minutes in either direction.



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