



CENTRAL PARK PLACE

4555 Kingsway
Burnaby, BC

FOR LEASE

A premium class A office building in the heart of Metrotown with flexible size options available

**AVISON
YOUNG**

**bosa
properties**



CENTRAL PARK PLACE

BUILDING FEATURES & AMENITIES

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 in 2000 and features on-site building management staff, ample tenant amenities, monthly and visitor parking and common area modernizations underway.

-  3,500 sf fitness facility
-  End-of-trip shower facilities & lockers
-  Outdoor patio
-  Secure bike storage
-  Abundant underground parking (1 stall per 375 sf leased) & visitor parking
-  Panoramic city & mountain views
-  Bright floor-to-ceiling windows on all floors

PROPERTY HIGHLIGHTS

AREA
9,194 sf* to 65,680 sf
*Flexible demising options available

AVAILABLE
Immediate to March 1, 2024
(Refer to floor plans)

LEASE RATE
Contact listing brokers

OPERATING COSTS & TAXES
\$18.06 psf (2024 estimate)

SHOW UP & PLUG IN

LET US TURNKEY YOUR NEXT OFFICE!



Bosa Properties’ preferred contractor, Axiom Builders, understands the importance of teamwork, communication, and a realistic project plan to achieve your aesthetic, operational, and budgetary goals for building out an office.

They are experts in all aspects of a successful tenant improvement, from the initial planning of a project through design, documentation, engineering, construction, closeout, and turnover. By ensuring everyone is in the right place, at the right time, and doing the right things, our team will strive to avoid redundancies, rework, and costly mistakes.

We provide valuable insight through all phases and our clients rely on us to meet their expectations.

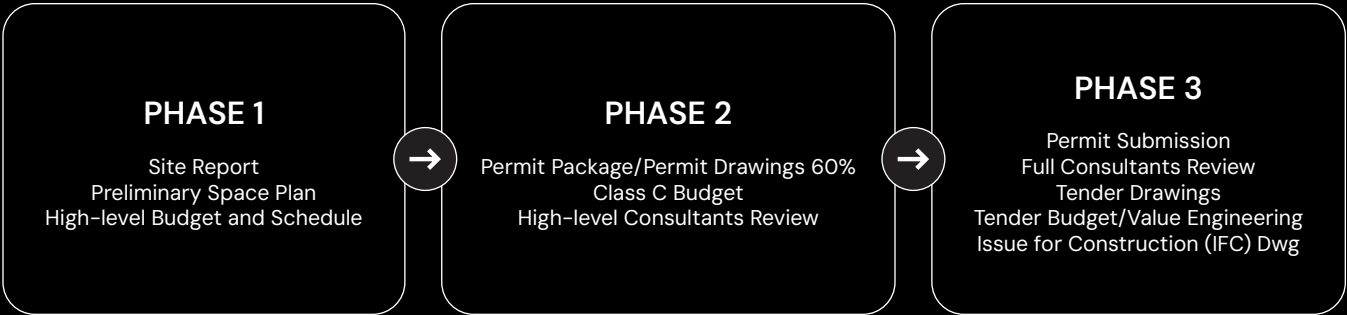
Contact the listing brokers to discuss the turnkey packages available for your business to get up-and-running at Central Park Place.

-  Save Valuable Time
-  Streamline Communication
-  Landlord Approved Consultants and Trades
-  Early Access To Site
-  Professional Project Management

PRE-CONSTRUCTION

Our team understands the true value of accurate preconstruction data to execute a tenant improvement successfully.

Establishing the constructability of a space based on the clients’ business needs is paramount to our process. Axiom Builders’ role is to ensure that what is designed will meet your requirements, while remaining within schedule and budget limits.



CONSTRUCTION

This is our forte. Our highly skilled teams manage a project’s day-to-day activities and implement solutions or recovery plans at every turn.

Axiom Builders construction process is driven by our ability to streamline communication between the client, landlord, consultants, and construction management team.

MOVE MANAGEMENT

Axiom Builders offers options for move management coordination, including furniture procurement and installation.

As your dedicated construction partner, we want to assist you through all construction phases – and then some.

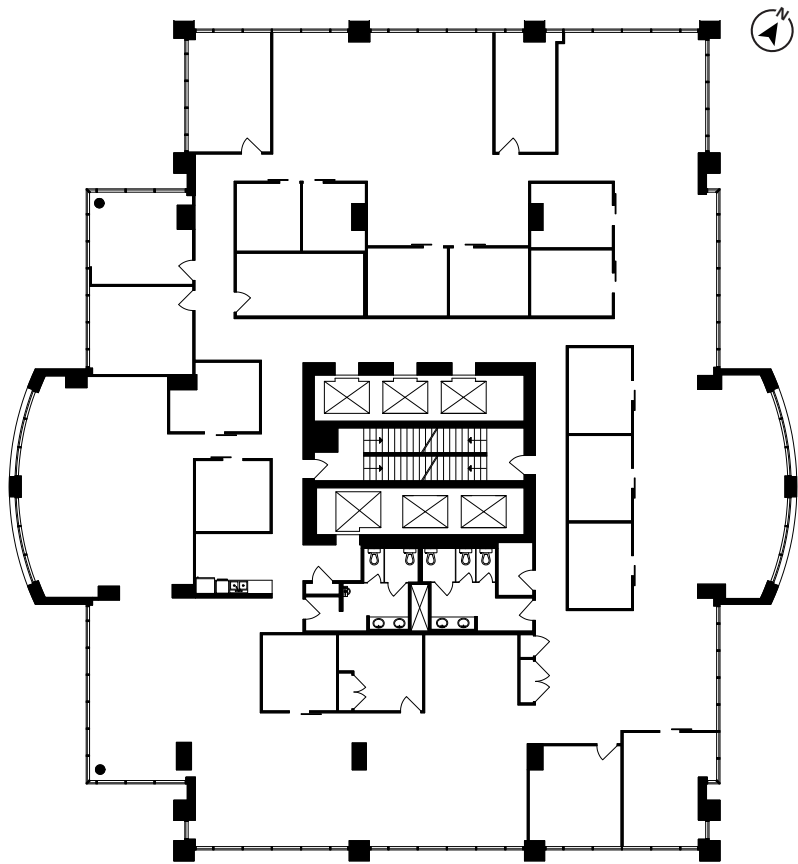
Plus, working with one team, all the way till the end, mitigates the risk of delays and communication errors.



6TH FLOOR

11,460 sf
Available March 1, 2024

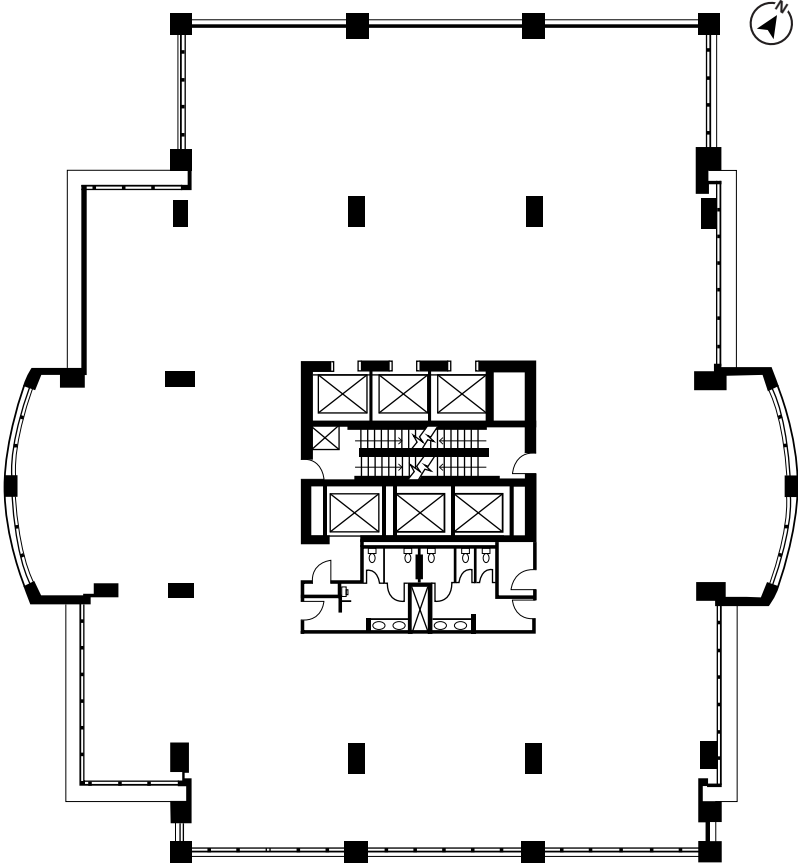
-  One (1) boardroom
-  Four (4) medium meeting rooms
-  Thirteen (13) offices or small meeting rooms
-  Open area
-  Kitchen



8TH FLOOR

11,464 sf
Available immediately

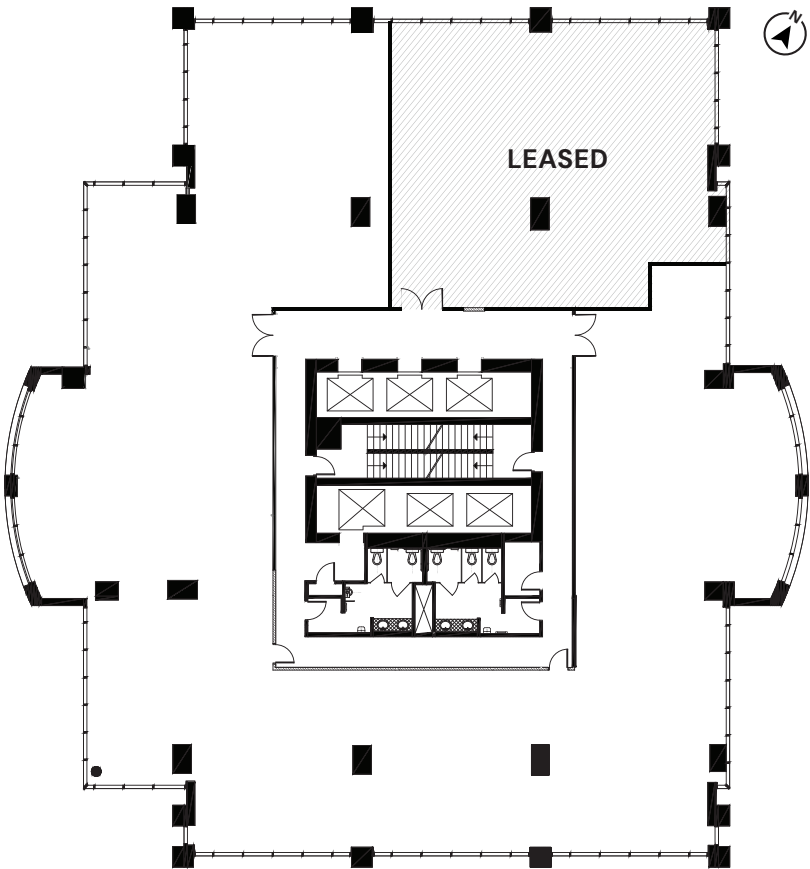
-  Warm shell condition with flooring, lighting, window coverings and new paint in place
-  Open plan, ready for tenant improvements
-  Rough-in plumbing for a kitchen



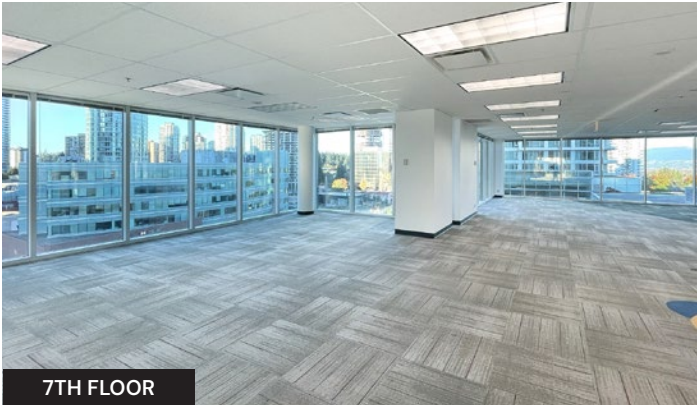
SUITE 700

9,194 sf*
Available immediately

-  Open plan, ready for tenant improvements
-  Rough-in plumbing for a kitchen
-  Elevator lobby and washroom renovations underway



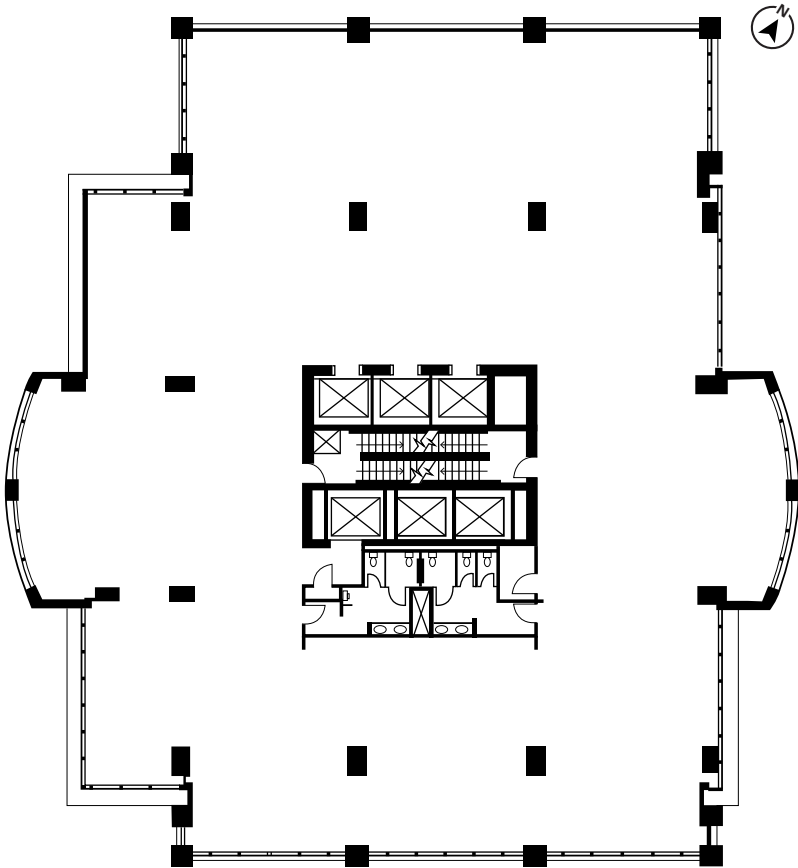
**Flexible demising options available – contact listing brokers to discuss*



10TH FLOOR

11,464 sf
Available immediately

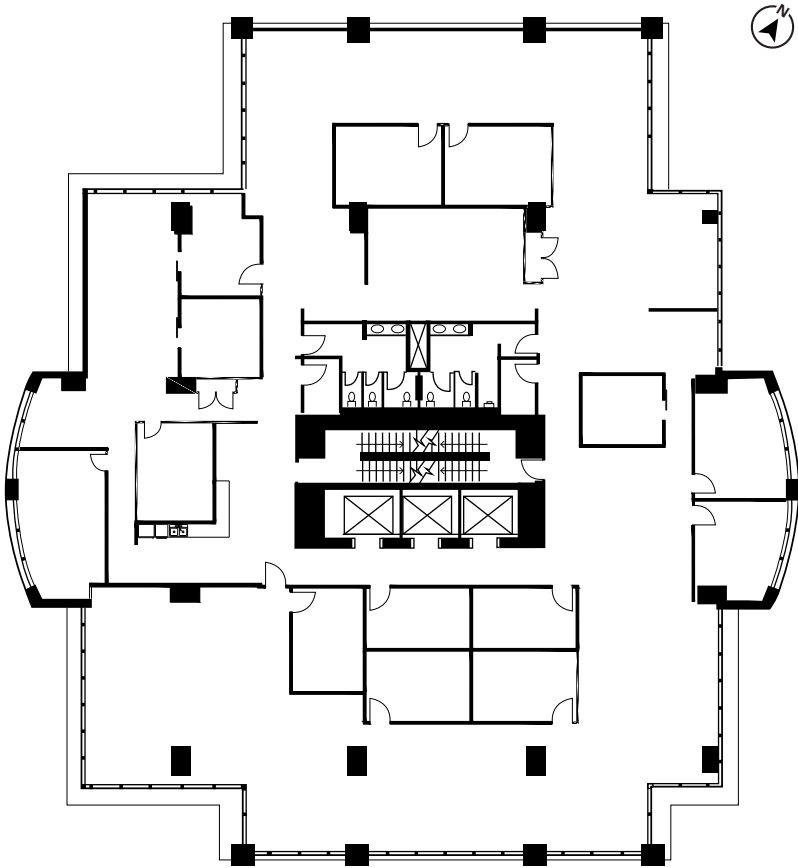
-  Warm shell condition with flooring, lighting, window coverings and new paint in place
-  Open plan, ready for tenant improvements
-  Rough-in plumbing for a kitchen



15TH FLOOR

11,027 sf
Available immediately

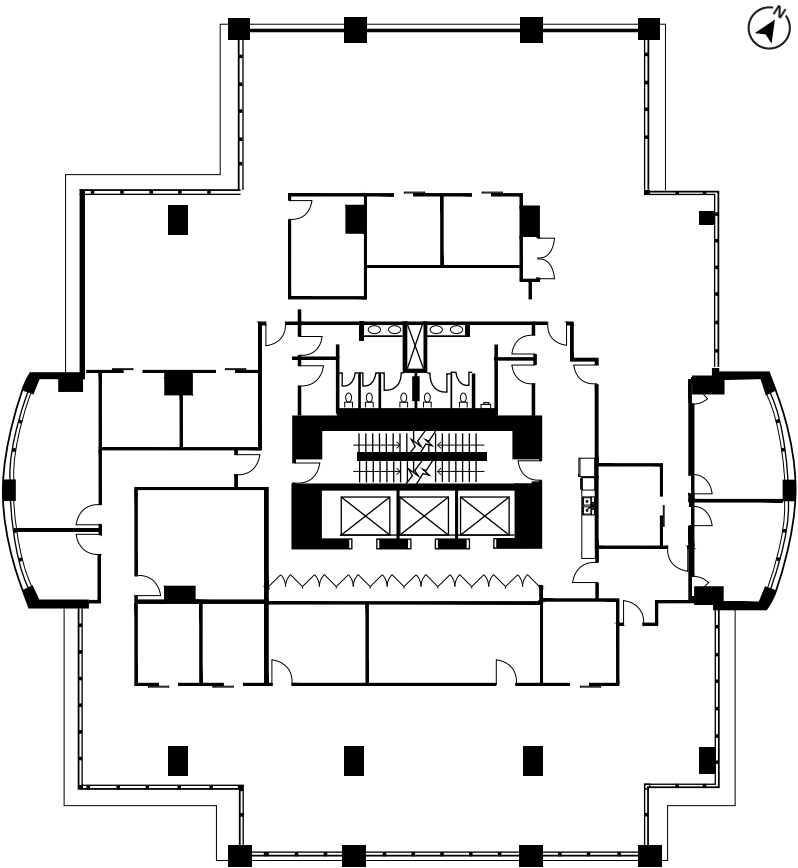
-  One (1) large meeting room
-  Nine (9) offices or small meeting rooms
-  Four (4) medium meeting rooms
-  Open area
-  Kitchenette



16TH FLOOR

11,071 sf
Available immediately

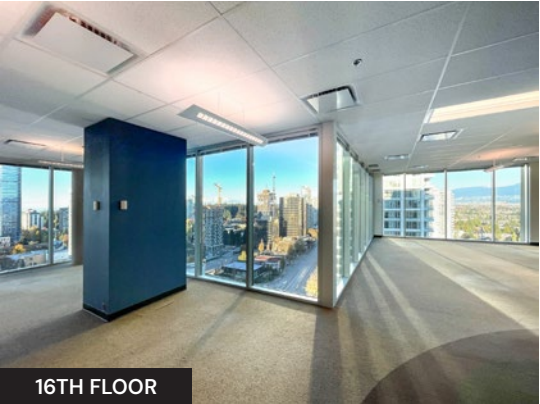
-  Three (3) large boardrooms
-  Four (4) medium meeting rooms
-  Nine (9) offices or small meeting rooms
-  Open area
-  Kitchenette



10TH FLOOR



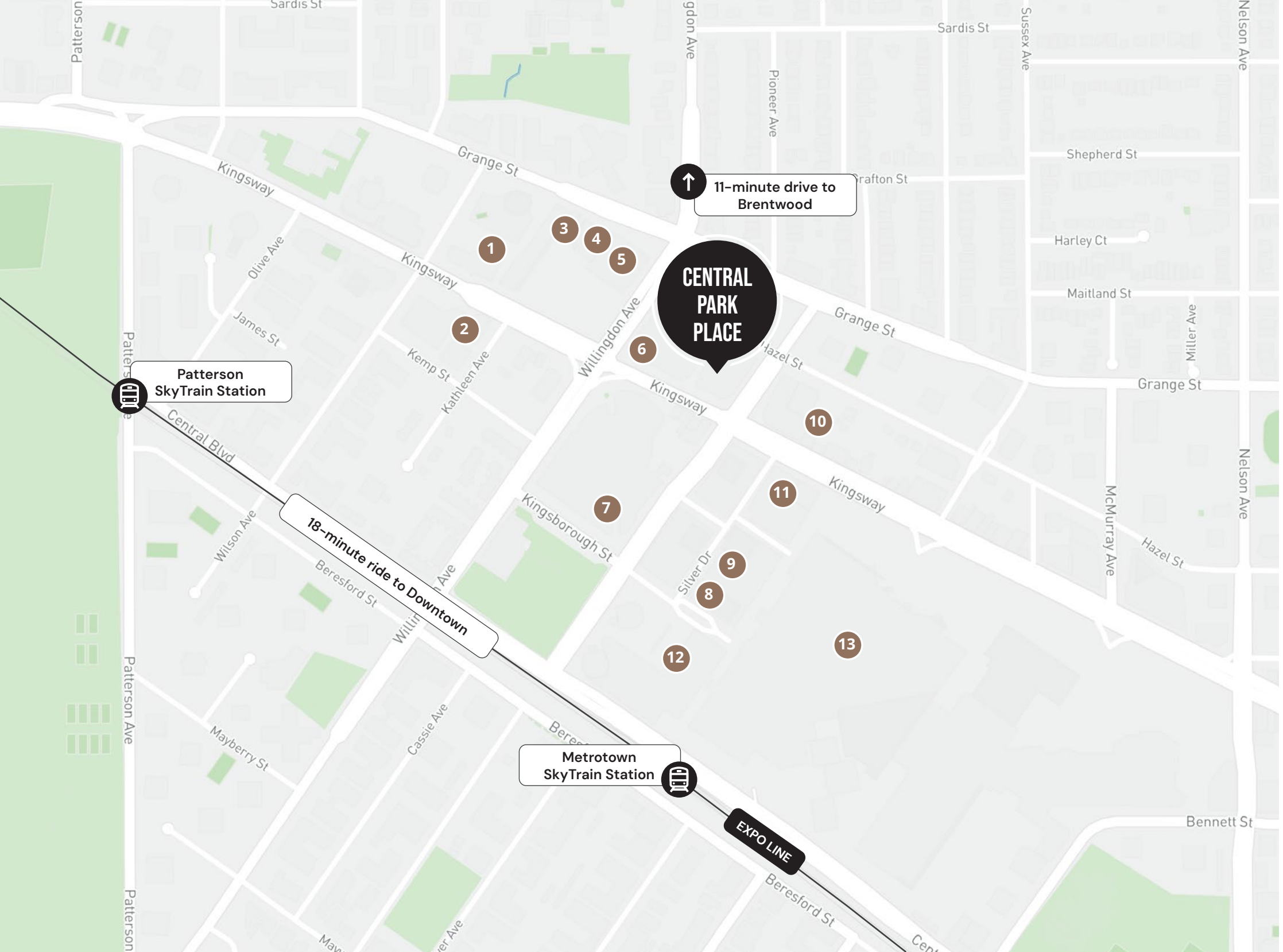
15TH FLOOR



16TH FLOOR



16TH FLOOR



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

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 BIKEABLE
Biking is convenient
for most trips



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