



# KINGS CROSSING

7350 EDMONDS STREET, BURNABY, BC



## HIGH EXPOSURE OFFICE SPACE

SEVENTH LEVEL  
APPROX. 14,349 SF FOR LEASE

**CBRE**



# KINGS CROSSING

7350 EDMONDS STREET, BURNABY, BC

Where Kingsway and Edmonds intersect comes a dynamic new living, shopping and working district. Kings Crossing by Cressey creates a new, walkable, transit-friendly town centre with diverse retail, convenient services and office space, along with three soaring residential towers.

## DEVELOPMENT FEATURES



Prominent corner location



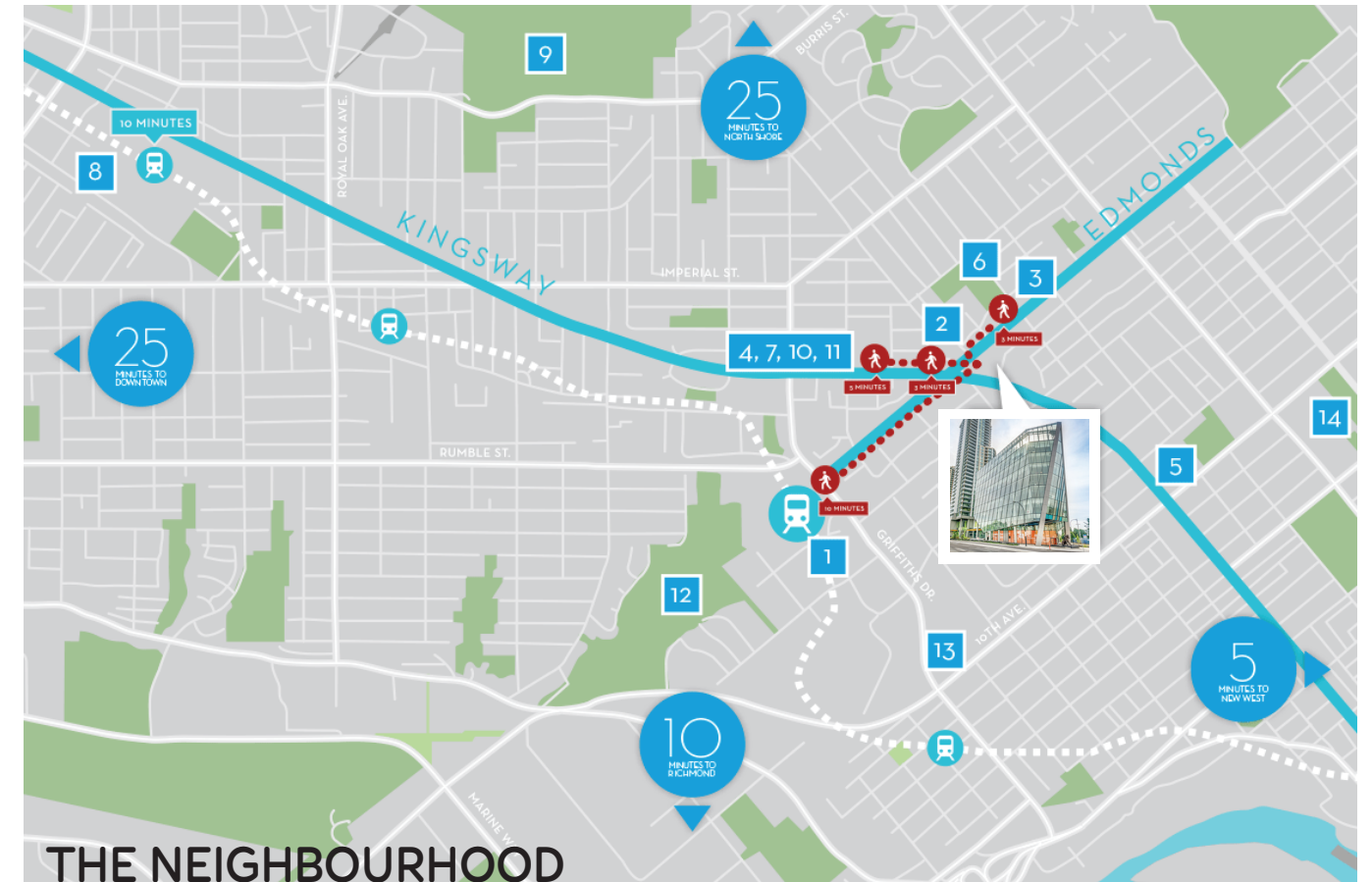
Floor to ceiling glazing



23,000 SF grocery store



Master-planned development with food and service amenities



## GROCERIES ESPRESSO AND MORE

High level transit connectivity location with direct links to Edmonds, Metrotown and New Westminister SkyTrain stations. Central location provides convenient vehicle access from all surrounding communities. Surrounding area provides an ample offering of desirable shops, services and restaurants along the Kingsway corridor and into New Westminister. Nearby public amenities include the Tommy Douglas Public Library and the newly completed Edmonds Community Centre featuring fitness and aquatic facilities.

- |                                |                                      |
|--------------------------------|--------------------------------------|
| 1 Edmonds Skytrain Station     | 8 Metrotown                          |
| 2 Tommy Douglas Public Library | 9 Deer Lake Park                     |
| 3 Edmonds Community Centre     | 10 Shoppers Drug Mart                |
| 4 Highgate Village             | 11 Starbucks                         |
| 5 St. Thomas More Collegiate   | 12 Byrne Creek Ravine Park           |
| 6 Edmonds Park                 | 13 Byrne Creek Secondary School      |
| 7 Save-On Foods                | 14 New Westminister Secondary School |



# FIRST CLASS OFFICE SPACE

LEVEL 7 14,349 SF WARM SHELL CONDITION



Open plenum ceiling and basic lighting installed to an open plan



HVAC installed and distributed to an open plan



Sprinklered installed to an open plan



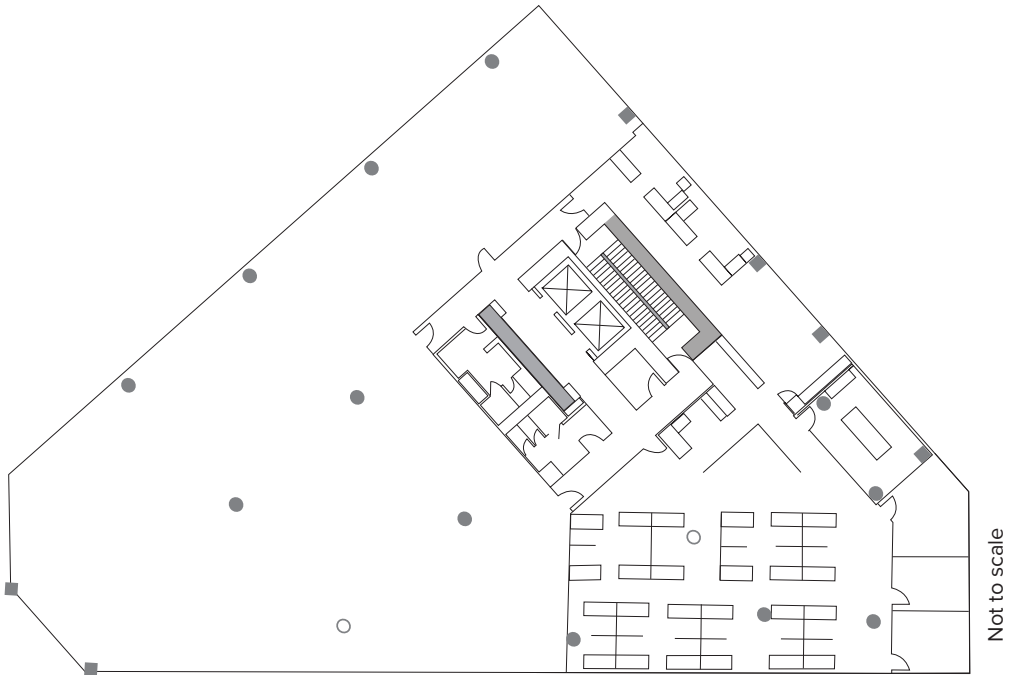
Base building corridor and washrooms finished



Window coverings installed



New carpeting installed



## IMPROVED AREA

Approx. 5,150 SF

14,349 SF available to lease or divisible to approximately 5,150 SF and 9,199 SF. Inducement available on the approximately 9,199 SF area.

## BASE RENT

Contact Agent

## OP. COSTS & TAXES

\$16.50 PSF (2021 estimate)

## PARKING

15 stalls

## END OF TRIP

Located on 7th floor

## BICYCLE LOCK UP

Located in underground parking

## TIMING

Immediate

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SEVENTH LEVEL APPROX. 14,349 SF FOR LEASE

## FIRST CLASS OFFICE SPACE with a view





# HIGH EXPOSURE

7350 EDMONDS STREET, BURNABY, BC

## OFFICE SPACE

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