



KINGS CROSSING

7350 EDMONDS STREET, BURNABY, BC



HIGH
EXPOSURE
OFFICE SPACE

SEVENTH LEVEL
APPROX. 14,349 SF FOR LEASE

CBRE



KINGS CROSSING

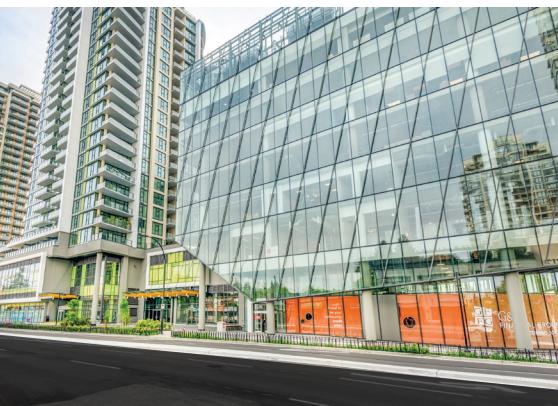
7350 EDMONDS STREET, BURNABY, BC

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



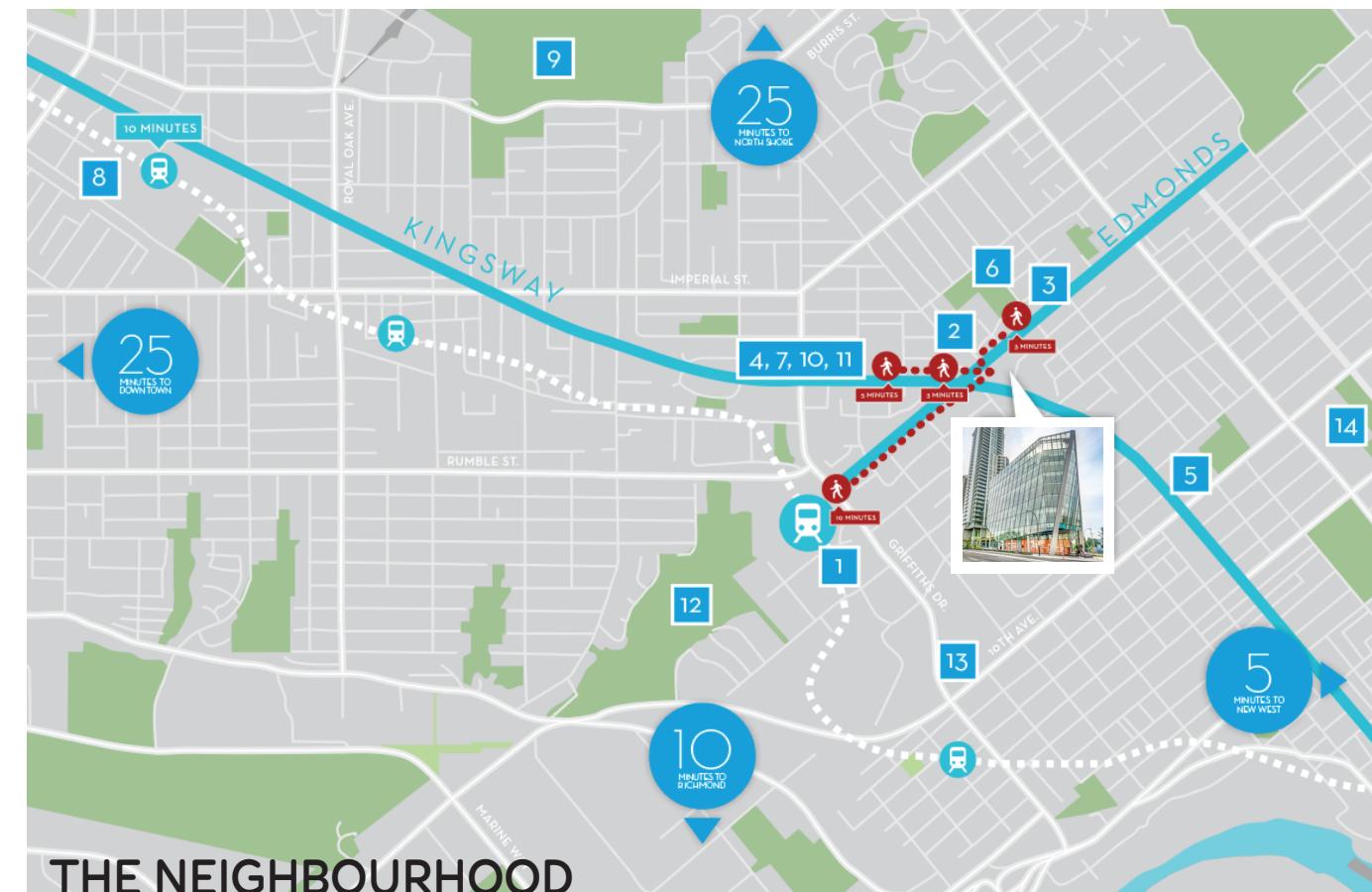
Floor to ceiling glazing



23,000 SF grocery store



Master-planned development with food and service amenities



THE NEIGHBOURHOOD

GROCERIES ESPRESSO

AND MORE

High level transit connectivity location with direct links to Edmonds, Metrotown and New Westminster 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 Westminster. 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
- 2 Tommy Douglas Public Library
- 3 Edmonds Community Centre
- 4 Highgate Village
- 5 St. Thomas More Collegiate
- 6 Edmonds Park
- 7 Save-On Foods
- 8 Metrotown
- 9 Deer Lake Park
- 10 Shoppers Drug Mart
- 11 Starbucks
- 12 Byrne Creek Ravine Park
- 13 Byrne Creek Secondary School
- 14 New Westminster 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



Sprinklers installed to an open plan



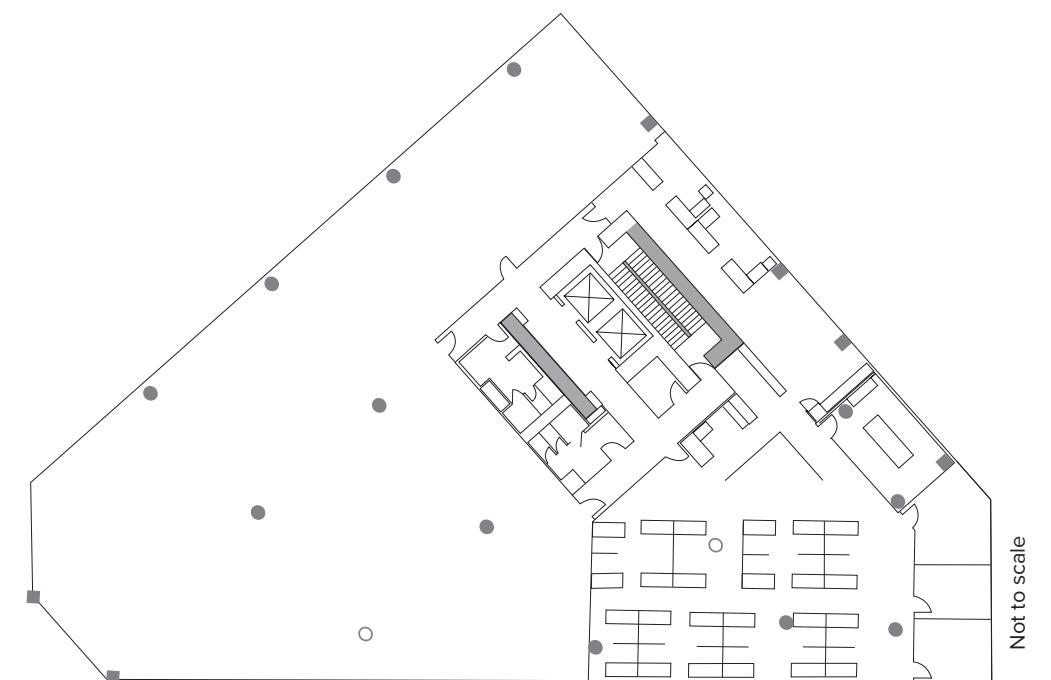
Base building corridor and washrooms finished



Window coverings installed



New carpeting installed



Not to scale

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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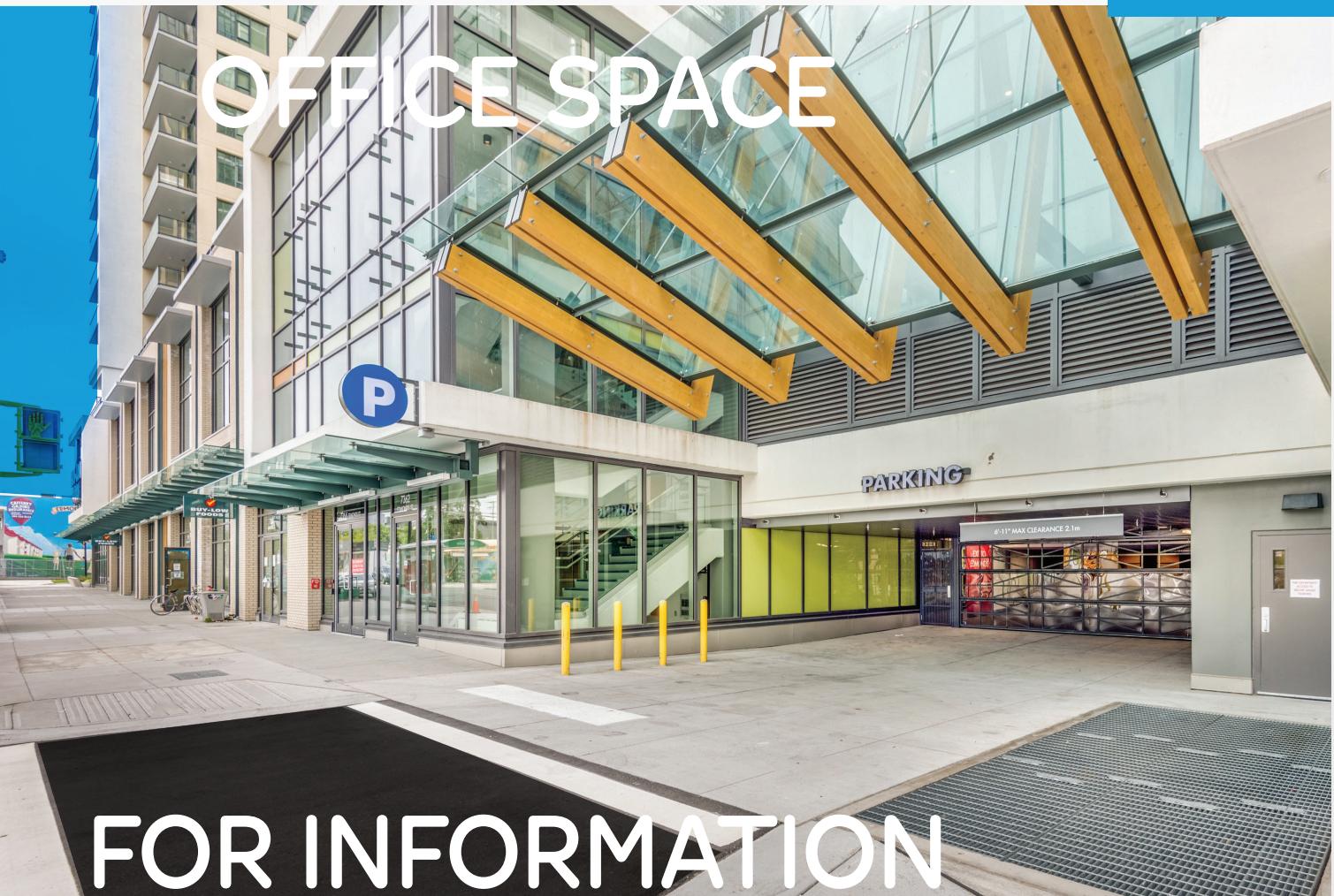
FIRST CLASS OFFICE SPACE
with a view



HIGH EXPOSURE

7350 EDMONDS STREET, BURNABY, BC

OFFICE SPACE



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