

LAND ACQUISITION OR DEVELOPMENT PARTNERSHIP OPPORTUNITY

4444 & 4488

KINGSWAY

BURNABY, BC

The most prominent, high-exposure future redevelopment opportunity in Burnaby's Metrotown core



METROTOWN STATION

THE CRYSTAL MALL

WILLINGDON AVENUE

KEMP STREET

KATHLEEN AVENUE

KINGSWAY





SALIENT DETAILS



SITE AREA

1.83 acres

(79,913 square feet)



DEVELOPMENT POTENTIAL

Up to 3 towers



LAND USE DESIGNATION

40+ Storeys

(with additional height available per density bonus policy)



HIGH EXPOSURE ON KINGSWAY

+/-300 feet



PROXIMITY TO SKYTRAIN

8-minute walk

THE OPPORTUNITY

Jones Lang LaSalle Real Estate Services Inc. ("JLL") presents an exclusive opportunity to acquire or partner on an exceptional 1.83-acre high-density mixed-use development site at 4444 and 4488 Kingsway in Burnaby, BC (the "Property"). Positioned in the heart of Metrotown at a prominent gateway location, the Property offers exceptional exposure with superior transit connectivity and immediate proximity to Metrotown's most sought-after amenities, including Metropolis at Metrotown, Crystal Mall, Central Park, and Burnaby Civic Square.

This opportunity represents a rare chance to establish a significant presence on an iconic Property within one of Metro Vancouver's fastest-growing urban centers. For comprehensive information on this exceptional development opportunity, interested parties should execute the provided non-disclosure agreement and contact the JLL Exclusive Advisors directly.



OPPORTUNITY HIGHLIGHTS

— TRANSACTION FLEXIBILITY

Multiple acquisition structures available including outright purchase or strategic partnership arrangements.

— EXCEPTIONAL TRANSIT & AMENITY ACCESS

Located within 600 meters of both Metrotown and Patterson SkyTrain stations and steps from BC's largest shopping center.

— FLEXIBLE REZONING PATHWAYS

Leverage existing in-stream application under outgoing land use policies or pursue new application under Burnaby's new Height-Based Development Framework policies.

— TROPHY DEVELOPMENT LOCATION

Iconic high-exposure site positioned for a landmark mixed-use development in Metrotown's core.

— FLEXIBLE DEVELOPMENT CONFIGURATION

Generous 1.83-acre site accommodates multiple built forms including two or three-tower development options with potential buildable density ranging between 1 and 1.4 million square feet.

OFFERING PROCESS

Please contact the Exclusive Advisors for offer submission guidelines.

EXCLUSIVE ADVISORS

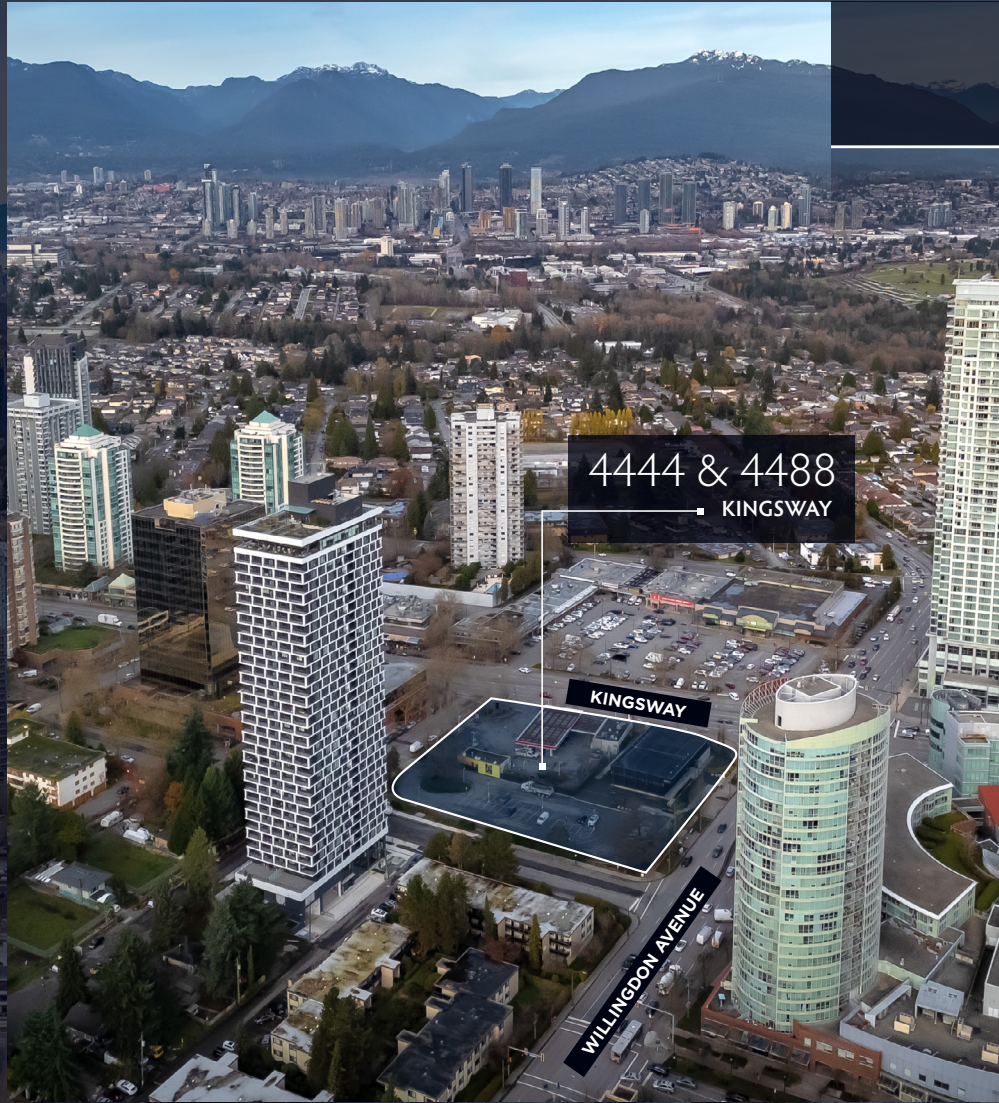
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